

<i>Name</i>	<i>Pounamu Hotel Nominee Limited</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/17/1
<b><i>Further Submissions -</i></b>	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/17/1/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/17/1/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/17/1/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/17/1/4</i>
4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/17/2
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...] while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/17/3

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/17/4
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/17/5
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/17/6
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Reject	10/17/7
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/17/8
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/17/9
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/17/10
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/17/11
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/17/12

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

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as an Objective 4 Implementation Method (i) District Plan "(e) Zoning for visitor accommodation and high density residential activities adjacent to urban centres and adjacent to transport routes."	Oppose	Partly Accept	10/17/21
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statements "of" and "and Wanaka" under the heading "Explanation and Principal Reasons for Adoption" of Objective 4. It would read "In addition to the above, the Council recognizes the longer term retail needs of the community as well as the need to protect and enhance the amenity values 'of' the Queenstown 'and Wanaka' Town Centres."	Oppose	Reject	10/17/22
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4 Implementation Methods (ii) Other Methods "(c) Promotion of public transport and/or mass transit services."	Oppose	Reject	10/17/23
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 5, Visitor Accommodation Activities, a new policy 5.1 " To provide areas for visitor accommodation to accommodate future growth in the visitor accommodation industry in order to generate the local and national economic and social benefits which derive from the visitor accommodation industry."	Oppose	Reject	10/17/24
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in Objective 5, Visitor Accommodation Activities, current policy 5.1 the statements "minimise" and "and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry" and remove the statement "avoid any". The current policy 5.1 becomes "5.2 To manage visitor accommodation to minimise adverse effects on the environment and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry."	Oppose	Reject	10/17/25
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and zones" in implementation method "(a) Provision for visitor accommodation sub-zones 'and zones'" of Objective 5 Visitor Accommodation Activities, Implementation Methods (i) District Plan.	Oppose	Reject	10/17/26
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution under the heading "Explanation and Principal Reasons for Adoption" of Objective 5 the removal and addition of statements. Addition of "and the nationally important role the District plays in helping generate economic growth for New Zealand" and "The", as well as "needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring". Removal of "The Act requires the" and "any such". So that the paragraph becomes "The value of the visitor industry to the District and the nationally important role the District plays in helping generate economic growth for New Zealand is recognised and is a major factor in generating urban growth in terms of the demand it places on infrastructure, the need for housing and the extent of retail expenditure. The Council needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring that the adverse effects of increases in visitor accommodation are avoided, remedied or mitigated."	Oppose	Reject	10/17/27

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	Oppose	Reject	10/17/28
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/17/28/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/17/28/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/17/28/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	Oppose	Reject	10/17/29
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/17/29/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/17/29/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/17/29/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	Oppose	Reject	10/17/30
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Oppose</i>	<i>Accept</i>	<i>10/17/30/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/17/30/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/17/30/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	Oppose	Reject	10/17/31
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Partly Supp</i>	<i>Reject</i>	<i>10/17/31/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/17/31/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/17/31/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	Oppose	Accept	10/17/32
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Accept</i>	<i>10/17/32/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/17/32/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/17/32/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	Oppose	Reject	10/17/33
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/17/33/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/17/33/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/17/33/3</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in a manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/17/34
<i>Further Submissions - Maximum Mojo Holdings Limited</i>			<i>Partly Supp Reject</i>	<i>10/17/34/1</i>
	<i>Queenstown Ventures Ltd</i>		<i>Partly Supp Reject</i>	<i>10/17/34/2</i>
	<i>Scott Freeman Consulting Limited</i>		<i>Partly Supp Reject</i>	<i>10/17/34/3</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/17/35
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/17/36
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/17/37
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/17/38
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/17/39
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/17/40

Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/17/41
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/17/42
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town" ,"affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/17/43
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/17/44
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/17/45
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/17/46

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/17/47
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/17/48
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/17/49
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/17/50
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/17/51
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/17/52
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/17/53
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/17/54

<b>Further Submissions - Domicile Development Limited</b>	<i>Support</i>	<i>Accept</i>	<i>10/17/54/1</i>
<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/17/54/2</i>
<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/17/54/3</i>
<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/17/54/4</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/17/55
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/17/56
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/17/57
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/17/57/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/17/57/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/17/57/3</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/17/58
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/17/59
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/17/60
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/17/61
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/17/62
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/17/62/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/17/62/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/17/62/3</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method ( c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/17/63
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/17/64
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/17/65
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/17/66
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/17/67
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/17/68
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/17/69

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/17/70
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/17/71
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/17/72
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/17/73
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/17/74
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/17/75
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/17/76
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/17/77
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/17/78
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/17/79

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/17/80
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/17/81
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/17/82
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/17/83
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/17/84
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/17/85
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/17/86

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/17/87
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/17/88
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/17/89
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/17/90
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/17/91
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/17/92
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/17/93
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/17/94
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/17/95
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/17/96
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/17/97

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/17/98
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/17/99
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/17/100
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/17/101
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/17/102
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/17/103
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/17/104
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/17/105
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/17/106

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/17/107
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/17/108
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/17/109
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/17/110
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/17/111
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/17/111/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/17/111/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/17/111/3</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/17/112
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/17/113
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/17/114
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/17/115
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/17/116

7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/17/117
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/17/118
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/17/119
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/17/120
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/17/121
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/17/122
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/17/123
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/17/124

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/17/125
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/17/126
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/17/127
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/17/128
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . . "	Oppose	Reject	10/17/129
7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/17/130
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/17/130/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/17/130/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/17/130/3</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/17/131
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/17/132
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/17/133
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/17/134

7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/17/135
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/17/136
7.5.5.1.v Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/17/137
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/17/137/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/17/137/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/17/137/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/17/137/4</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . . in the Low Density Residential Zone."	Oppose	Reject	10/17/138
7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/17/139
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/17/139/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/17/139/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/17/139/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/17/139/4</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/17/140
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/17/141
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/17/141/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/17/141/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/17/141/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/17/141/4</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/17/142
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/17/142/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/17/142/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/17/142/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/17/142/4</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (c) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/17/143
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/17/144

7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/17/145
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/17/146
7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/17/147
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/17/148
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/17/149
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/17/150
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/17/151
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/17/152
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/17/153
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/17/154
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/17/155
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/17/156
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/17/157

7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/17/158
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c ) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/17/159
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/17/160
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/17/161
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/17/162
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m2 in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/17/163
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/17/164
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/17/165
Site Standard 7.5.5.1.xvi	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/17/166
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1( c) and (d) and clause 3.	Oppose	Reject	10/17/167

Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m <sup>3</sup> per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/17/168
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/17/169
7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m <sup>3</sup> per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/17/170
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/17/171
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/17/172
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/17/173
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m <sup>2</sup> in area or 20m <sup>3</sup> in volume in any one consecutive 12 month period."	Oppose	Reject	10/17/174
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/17/175
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m <sup>3</sup> per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/17/176
Error	Error	Oppose	Reject	10/17/177

7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/17/178
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c ) completely.	Oppose	Reject	10/17/179
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c ) to number 4 "General amenity values". It would read "(c ) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/17/180
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/17/181
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/17/182
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/17/183
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/17/184
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/17/185
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/17/186

7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/17/187
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/17/188
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/17/189
7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/17/190
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/17/191
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/17/192

7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/17/193
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.i.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/17/194
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/17/195
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/17/196
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/17/197
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/17/198

7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/17/199
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/17/200
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/17/201
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/17/202
4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/17/203

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<i>Name</i>	<i>Queenstown Lodge</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/18/1
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/1/1</i>
	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/18/1/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/18/1/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/18/1/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/18/1/5</i>
4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/18/2
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/2/1</i>
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...]" while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/18/3
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/3/1</i>

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to rewrite the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/18/4
<b><i>Further Submissions - Brecon Street Partnership Ltd</i></b>		<b><i>Support</i></b>	<b><i>Reject</i></b>	<b><i>10/18/4/1</i></b>
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/18/5
<b><i>Further Submissions - Brecon Street Partnership Ltd</i></b>		<b><i>Support</i></b>	<b><i>Reject</i></b>	<b><i>10/18/5/1</i></b>
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/18/6
<b><i>Further Submissions - Brecon Street Partnership Ltd</i></b>		<b><i>Support</i></b>	<b><i>Reject</i></b>	<b><i>10/18/6/1</i></b>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Reject	10/18/7
<b><i>Further Submissions - Brecon Street Partnership Ltd</i></b>		<b><i>Support</i></b>	<b><i>Reject</i></b>	<b><i>10/18/7/1</i></b>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/18/8
<b><i>Further Submissions - Brecon Street Partnership Ltd</i></b>		<b><i>Support</i></b>	<b><i>Reject</i></b>	<b><i>10/18/8/1</i></b>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/18/9
<b><i>Further Submissions - Brecon Street Partnership Ltd</i></b>		<b><i>Support</i></b>	<b><i>Accept</i></b>	<b><i>10/18/9/1</i></b>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/18/10
<b><i>Further Submissions - Brecon Street Partnership Ltd</i></b>		<b><i>Support</i></b>	<b><i>Reject</i></b>	<b><i>10/18/10/1</i></b>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/18/11
<b><i>Further Submissions - Brecon Street Partnership Ltd</i></b>		<b><i>Support</i></b>	<b><i>Reject</i></b>	<b><i>10/18/11/1</i></b>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/18/12
<b><i>Further Submissions - Brecon Street Partnership Ltd</i></b>		<b><i>Support</i></b>	<b><i>Reject</i></b>	<b><i>10/18/12/1</i></b>

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

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/18/20
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/20/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as an Objective 4 Implementation Method (i) District Plan "(e) Zoning for visitor accommodation and high density residential activities adjacent to urban centres and adjacent to transport routes."	Oppose	Partly Accept	10/18/21
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/21/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statements "of" and "and Wanaka" under the heading "Explanation and Principal Reasons for Adoption" of Objective 4. It would read "In addition to the above, the Council recognizes the longer term retail needs of the community as well as the need to protect and enhance the amenity values 'of' the Queenstown 'and Wanaka' Town Centres."	Oppose	Reject	10/18/22
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/22/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4 Implementation Methods (ii) Other Methods "(c) Promotion of public transport and/or mass transit services."	Oppose	Reject	10/18/23
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/23/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 5, Visitor Accommodation Activities, a new policy 5.1 " To provide areas for visitor accommodation to accommodate future growth in the visitor accommodation industry in order to generate the local and national economic and social benefits which derive from the visitor accommodation industry."	Oppose	Reject	10/18/24
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/24/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in Objective 5, Visitor Accommodation Activities, current policy 5.1 the statements "minimise" and "and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry" and remove the statement "avoid any". The current policy 5.1 becomes "5.2 To manage visitor accommodation to minimise adverse effects on the environment and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry."	Oppose	Reject	10/18/25
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/25/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and zones" in implementation method "(a) Provision for visitor accommodation sub-zones 'and zones'" of Objective 5 Visitor Accommodation Activities, Implementation Methods (i) District Plan.	Oppose	Reject	10/18/26
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/26/1</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution under the heading "Explanation and Principal Reasons for Adoption" of Objective 5 the removal and addition of statements. Addition of "and the nationally important role the District plays in helping generate economic growth for New Zealand" and "The", as well as "needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring". Removal of "The Act requires the" and "any such". So that the paragraph becomes "The value of the visitor industry to the District and the nationally important role the District plays in helping generate economic growth for New Zealand is recognised and is a major factor in generating urban growth in terms of the demand it places on infrastructure, the need for housing and the extent of retail expenditure. The Council needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring that the adverse effects of increases in visitor accommodation are avoided, remedied or mitigated."	Oppose	Reject	10/18/27
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/27/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	Oppose	Reject	10/18/28
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/28/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/28/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/28/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/28/4</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	Oppose	Reject	10/18/29
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/29/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/29/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/29/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/29/4</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	Oppose	Reject	10/18/30
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/30/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/18/30/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/18/30/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/18/30/4</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	Oppose	Reject	10/18/31
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/31/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Partly Supp</i>	<i>Reject</i>	<i>10/18/31/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Partly Supp</i>	<i>Reject</i>	<i>10/18/31/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Partly Supp</i>	<i>Reject</i>	<i>10/18/31/4</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	Oppose	Accept	10/18/32
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/18/32/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/18/32/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/18/32/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/18/32/4</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	Oppose	Reject	10/18/33
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/33/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/18/33/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/18/33/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/18/33/4</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/18/34
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/34/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/18/34/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/18/34/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/18/34/4</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/18/35
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/35/1</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/18/36
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/36/1</i>

4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/18/37
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/37/1</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/18/38
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/38/1</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/18/39
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/39/1</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/18/40
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/40/1</i>
Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/18/41
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/41/1</i>
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/18/42
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/42/1</i>
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town" ,"affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/18/43
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/43/1</i>

7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/18/44
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/44/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/18/45
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/45/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/18/46
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/46/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/18/47
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/47/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/18/48
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/48/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/18/49
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/49/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/18/50
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/50/1</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/18/51
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/51/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/18/52
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/18/52/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/18/53
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/18/53/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/18/54
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/18/54/1</i>
<i>Domicile Development Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/54/2</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/54/3</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/54/4</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/54/5</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/18/55
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/55/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/18/56
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/18/56/1</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/18/57
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/57/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/18/57/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/18/57/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/18/57/4</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/18/58
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/18/58/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/18/59
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/59/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/18/60
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/60/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/18/61
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/61/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/18/62
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/62/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/18/62/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/18/62/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/18/62/4</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method ( c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/18/63
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/63/1</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/18/64
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/64/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/18/65
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/65/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/18/66
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/66/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/18/67
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/67/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/18/68
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/68/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/18/69
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/69/1</i>

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/18/70
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/18/70/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/18/71
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/71/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/18/72
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/18/72/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/18/73
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/73/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/18/74
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/74/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/18/75
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/18/75/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/18/76
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/76/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/18/77
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/77/1</i>

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/18/78
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Partly Accept</b>	<b>10/18/78/1</b>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/18/79
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/18/79/1</b>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/18/80
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/18/80/1</b>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/18/81
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Partly Accept</b>	<b>10/18/81/1</b>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/18/82
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/18/82/1</b>
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/18/83
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Partly Accept</b>	<b>10/18/83/1</b>

7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/18/84
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/84/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/18/85
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/85/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/18/86
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/86/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/18/87
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/87/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/18/88
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/88/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/18/89
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/89/1</i>
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/18/90
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/90/1</i>

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/18/91
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/91/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/18/92
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/92/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/18/93
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/93/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/18/94
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/94/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/18/95
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/95/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/18/96
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/96/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/18/97
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/97/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/18/98
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/98/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/18/99
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/99/1</i>

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/18/100
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/100/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/18/101
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/101/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/18/102
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/102/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/18/103
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/103/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/18/104
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/104/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/18/105
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/105/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/18/106
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/106/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/18/107
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/107/1</i>

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/18/108
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/18/108/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/18/109
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/109/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/18/110
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/18/110/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/18/111
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/111/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/111/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/111/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/111/4</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/18/112
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/112/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/18/113
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/18/113/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/18/114
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/18/114/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/18/115
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/18/115/1</i>

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/18/116
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/116/1</i>
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/18/117
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/117/1</i>
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/18/118
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/118/1</i>
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/18/119
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/119/1</i>
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/18/120
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/120/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/18/121
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/121/1</i>

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/18/122
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/122/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/18/123
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/123/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/18/124
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/124/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/18/125
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/125/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/18/126
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/126/1</i>
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/18/127
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/127/1</i>
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/18/128
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/128/1</i>
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . ."	Oppose	Reject	10/18/129
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/129/1</i>

7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/18/130
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/130/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/18/130/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/18/130/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/18/130/4</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/18/131
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/131/1</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/18/132
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/132/1</i>
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/18/133
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/133/1</i>
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/18/134
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/134/1</i>
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/18/135
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/135/1</i>
7.5.5.1iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/18/136
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/136/1</i>
7.5.5.1iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/18/137
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/137/1</i>
	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/18/137/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/18/137/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/18/137/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/18/137/5</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . .in the Low Density Residential Zone."	Oppose	Reject	10/18/138
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/138/1</i>

7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/18/139
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/139/1</i>
	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/18/139/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/18/139/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/18/139/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/18/139/5</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/18/140
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/140/1</i>
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/18/141
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/141/1</i>
	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/18/141/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/18/141/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/18/141/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/18/141/5</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/18/142
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/142/1</i>
	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/18/142/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/18/142/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/18/142/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/18/142/5</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause ( c ) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone . . . . "	Oppose	Reject	10/18/143
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/143/1</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/18/144
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/144/1</i>
7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/18/145
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/145/1</i>
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/18/146
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/146/1</i>

7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/18/147
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/147/1</i>
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/18/148
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/148/1</i>
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/18/149
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/149/1</i>
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/18/150
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/150/1</i>
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/18/151
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/151/1</i>
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/18/152
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/152/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/18/153
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/153/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/18/154
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/154/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/18/155
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/155/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/18/156
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/156/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/18/157
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/157/1</i>

7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/18/158
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/158/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c ) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/18/159
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/159/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/18/160
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/160/1</i>
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/18/161
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/161/1</i>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/18/162
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/162/1</i>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m2 in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/18/163
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/163/1</i>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/18/164
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/164/1</i>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/18/165
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/165/1</i>

Site Standard 7.5.5.1.xv	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/18/166
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/166/1</i>
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1 ( c) and (d) and clause 3.	Oppose	Reject	10/18/167
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/167/1</i>
Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/18/168
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/168/1</i>
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/18/169
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/169/1</i>
7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/18/170
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/170/1</i>
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/18/171
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/171/1</i>
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/18/172
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/172/1</i>
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/18/173
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/173/1</i>
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/18/174
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/18/174/1</i>

7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/18/175
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/175/1</i>
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/18/176
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/176/1</i>
Error	Error	Oppose	Reject	10/18/177
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/177/1</i>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/18/178
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/178/1</i>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c ) completely.	Oppose	Reject	10/18/179
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/179/1</i>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c ) to number 4 "General amenity values". It would read "(c ) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/18/180
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/180/1</i>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/18/181
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/181/1</i>
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/18/182
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/182/1</i>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/18/183
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/18/183/1</i>

7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/18/184
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/184/1</i>
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/18/185
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/185/1</i>
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/18/186
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/186/1</i>
7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/18/187
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/187/1</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/18/188
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/188/1</i>
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/18/189
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/18/189/1</i>

7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/18/190
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/18/190/1</b>
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/18/191
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/18/191/1</b>
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/18/192
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/18/192/1</b>
7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/18/193
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/18/193/1</b>
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/18/194
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/18/194/1</b>
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/18/195
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/18/195/1</b>

7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/18/196
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/18/196/1</i>
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/18/197
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/18/197/1</i>
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/18/198
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/18/198/1</i>
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/18/199
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/18/199/1</i>
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/18/200
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/18/200/1</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/18/201
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/18/201/1</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/18/202
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/18/202/1</i>

4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/18/203
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*Further Submissions - Brecon Street Partnership Ltd* Support Reject 10/18/203/1

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**Name** *Queenstown Units Pty Ltd*

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

Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/19/1
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*Further Submissions - Domicile Development Limited* Support Reject 10/19/1/1  
*John Edmonds and Associates Ltd* Support Reject 10/19/1/2  
*Maximum Mojo Holdings Limited* Support Reject 10/19/1/3  
*Queenstown Ventures Ltd* Support Reject 10/19/1/4  
*Scott Freeman Consulting Limited* Support Reject 10/19/1/5

4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/19/2
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*Further Submissions - John Edmonds and Associates Ltd* Support Reject 10/19/2/1

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...] while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/19/3
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*Further Submissions - John Edmonds and Associates Ltd* Support Reject 10/19/3/1

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/19/4
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*Further Submissions - John Edmonds and Associates Ltd* Support Reject 10/19/4/1

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/19/5
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*Further Submissions - John Edmonds and Associates Ltd* Support Reject 10/19/5/1

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/19/6
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*Further Submissions - John Edmonds and Associates Ltd* Support Reject 10/19/6/1

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Reject	10/19/7
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*Further Submissions - John Edmonds and Associates Ltd* Support Reject 10/19/7/1

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/19/8
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/8/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/19/9
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/9/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/19/10
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/10/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/19/11
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/11/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/19/12
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/12/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements." Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns...." , and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."	Oppose	Partly Accept	10/19/13
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/13/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/19/14
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/14/1</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/19/15
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/15/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. ". . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/19/16
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/16/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b)Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/19/17
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/17/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/19/18
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/18/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/19/19
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/19/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/19/20
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/20/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as an Objective 4 Implementation Method (i) District Plan "(e) Zoning for visitor accommodation and high density residential activities adjacent to urban centres and adjacent to transport routes."	Oppose	Partly Accept	10/19/21
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/21/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statements "of" and "and Wanaka" under the heading "Explanation and Principal Reasons for Adoption" of Objective 4. It would read "In addition to the above, the Council recognizes the longer term retail needs of the community as well as the need to protect and enhance the amenity values 'of' the Queenstown 'and Wanaka' Town Centres."	Oppose	Reject	10/19/22
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/22/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4 Implementation Methods (ii) Other Methods "(c) Promotion of public transport and/or mass transit services."	Oppose	Reject	10/19/23
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/23/1</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 5, Visitor Accommodation Activities, a new policy 5.1 " To provide areas for visitor accommodation to accommodate future growth in the visitor accommodation industry in order to generate the local and national economic and social benefits which derive from the visitor accommodation industry."	Oppose	Reject	10/19/24
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/24/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in Objective 5, Visitor Accommodation Activities, current policy 5.1 the statements "minimise" and "and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry" and remove the statement "avoid any". The current policy 5.1 becomes "5.2 To manage visitor accommodation to minimise adverse effects on the environment and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry."	Oppose	Reject	10/19/25
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/25/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and zones" in implementation method "(a) Provision for visitor accommodation sub-zones 'and zones'" of Objective 5 Visitor Accommodation Activities, Implementation Methods (i) District Plan.	Oppose	Reject	10/19/26
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/26/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution under the heading "Explanation and Principal Reasons for Adoption" of Objective 5 the removal and addition of statements. Addition of "and the nationally important role the District plays in helping generate economic growth for New Zealand" and "The", as well as "needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring". Removal of "The Act requires the" and "any such". So that the paragraph becomes "The value of the visitor industry to the District and the nationally important role the District plays in helping generate economic growth for New Zealand is recognised and is a major factor in generating urban growth in terms of the demand it places on infrastructure, the need for housing and the extent of retail expenditure. The Council needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring that the adverse effects of increases in visitor accommodation are avoided, remedied or mitigated."	Oppose	Reject	10/19/27
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/27/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	Oppose	Reject	10/19/28
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/28/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/28/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/28/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/28/4</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	Oppose	Reject	10/19/29
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/29/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/29/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/29/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/29/4</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	Oppose	Reject	10/19/30
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/30/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/19/30/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/19/30/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/19/30/4</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	Oppose	Reject	10/19/31
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/31/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/19/31/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/19/31/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/19/31/4</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	Oppose	Accept	10/19/32
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/19/32/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/19/32/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/19/32/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/19/32/4</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	Oppose	Reject	10/19/33
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/33/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/19/33/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/19/33/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/19/33/4</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in a manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/19/34
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/34/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/19/34/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/19/34/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/19/34/4</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/19/35
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/35/1</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/19/36
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/36/1</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/19/37
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/37/1</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/19/38
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/38/1</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/19/39
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/39/1</i>

4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/19/40
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/40/1</i>
Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/19/41
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/41/1</i>
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/19/42
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/42/1</i>
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town", "affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/19/43
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/43/1</i>
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/19/44
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/44/1</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/19/45
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/45/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/19/46
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/46/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/19/47
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/47/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/19/48
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/48/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/19/49
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/49/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/19/50
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/50/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/19/51
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/51/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/19/52
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/52/1</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/19/53
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/19/53/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/19/54
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Accept</i>	<i>10/19/54/1</i>
<i>John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/54/2</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/54/3</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/54/4</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/54/5</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/19/55
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/55/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/19/56
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/19/56/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/19/57
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/57/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/57/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/57/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/57/4</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/19/58
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/19/58/1</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/19/59
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/59/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/19/60
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/60/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/19/61
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/61/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/19/62
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/62/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/62/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/62/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/62/4</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method ( c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/19/63
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/63/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/19/64
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/64/1</i>

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/19/65
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/65/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/19/66
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/19/66/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/19/67
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/19/67/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/19/68
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/19/68/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/19/69
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/19/69/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/19/70
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/19/70/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/19/71
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/71/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/19/72
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/19/72/1</i>

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/19/73
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/19/73/1</b>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/19/74
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Partly Accept</b>	<b>10/19/74/1</b>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/19/75
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/19/75/1</b>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/19/76
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/19/76/1</b>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/19/77
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Partly Accept</b>	<b>10/19/77/1</b>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/19/78
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Partly Accept</b>	<b>10/19/78/1</b>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/19/79
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/19/79/1</b>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/19/80
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/19/80/1</b>

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/19/81
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/81/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/19/82
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/82/1</i>
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/19/83
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/83/1</i>
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/19/84
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/84/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/19/85
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/85/1</i>

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/19/86
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/86/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/19/87
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/87/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/19/88
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/88/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/19/89
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/89/1</i>
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/19/90
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/90/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/19/91
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/91/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/19/92
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/92/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/19/93
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/93/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/19/94
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/94/1</i>

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/19/95
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/95/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/19/96
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/96/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/19/97
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/97/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/19/98
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/98/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/19/99
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/99/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/19/100
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/100/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/19/101
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/101/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/19/102
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/102/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/19/103
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/103/1</i>

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/19/104
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/104/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/19/105
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/105/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/19/106
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/106/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/19/107
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/107/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/19/108
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/108/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/19/109
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/109/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/19/110
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/110/1</i>

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/19/111
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/111/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/111/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/111/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/111/4</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/19/112
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/112/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/19/113
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/19/113/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/19/114
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/19/114/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/19/115
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/19/115/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/19/116
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/116/1</i>
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/19/117
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/117/1</i>

7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/19/118
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/118/1</i>
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/19/119
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/119/1</i>
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/19/120
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/120/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/19/121
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/121/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/19/122
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/122/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/19/123
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/123/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3. To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/19/124
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/124/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/19/125
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/125/1</i>

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/19/126
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/126/1</i>
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/19/127
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/127/1</i>
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/19/128
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/128/1</i>
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . . "	Oppose	Reject	10/19/129
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/129/1</i>
7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/19/130
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/130/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/130/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/130/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/130/4</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/19/131
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/131/1</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/19/132
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/132/1</i>
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/19/133
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/133/1</i>

7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/19/134
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/134/1</i>
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/19/135
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/135/1</i>
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/19/136
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/136/1</i>
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/19/137
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/137/1</i>
<i>John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/137/2</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/137/3</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/137/4</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/137/5</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . . in the Low Density Residential Zone."	Oppose	Reject	10/19/138
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/138/1</i>
7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/19/139
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/139/1</i>
<i>John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/139/2</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/139/3</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/139/4</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/139/5</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/19/140
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/140/1</i>
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/19/141
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/141/1</i>
<i>John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/141/2</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/141/3</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/141/4</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/141/5</i>

7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/19/142
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/142/1</i>
<i>John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/142/2</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/142/3</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/142/4</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/142/5</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (c) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone . . . . "	Oppose	Reject	10/19/143
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/143/1</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/19/144
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/144/1</i>
7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/19/145
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/145/1</i>
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/19/146
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/146/1</i>
7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/19/147
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/147/1</i>
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/19/148
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/148/1</i>
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/19/149
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/149/1</i>
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/19/150
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/150/1</i>
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/19/151
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/151/1</i>

7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/19/152
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/152/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/19/153
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/153/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/19/154
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/154/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/19/155
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/155/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/19/156
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/156/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/19/157
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/157/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/19/158
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/158/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c ) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/19/159
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/159/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/19/160
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/160/1</i>
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/19/161
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/161/1</i>

Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/19/162
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/19/162/1</b>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m2 in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/19/163
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/19/163/1</b>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/19/164
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/19/164/1</b>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/19/165
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/19/165/1</b>
Site Standard 7.5.5.1.xv	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/19/166
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/19/166/1</b>
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1( c) and (d) and clause 3.	Oppose	Reject	10/19/167
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/19/167/1</b>
Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/19/168
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/19/168/1</b>
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/19/169
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/19/169/1</b>

7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/19/170
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/170/1</i>
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/19/171
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/171/1</i>
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/19/172
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/172/1</i>
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/19/173
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/173/1</i>
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/19/174
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/174/1</i>
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1( c) and (d) and clause 3.	Oppose	Reject	10/19/175
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/175/1</i>
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/19/176
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/176/1</i>
Error	Error	Oppose	Reject	10/19/177
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/177/1</i>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/19/178
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/19/178/1</i>

7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c ) completely.	Oppose	Reject	10/19/179
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/19/179/1</b>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c ) to number 4 "General amenity values". It would read "(c ) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/19/180
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/19/180/1</b>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/19/181
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/19/181/1</b>
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/19/182
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/19/182/1</b>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/19/183
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/19/183/1</b>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/19/184
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/19/184/1</b>
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/19/185
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/19/185/1</b>
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/19/186
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/19/186/1</b>

7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/19/187
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/19/187/1</b>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/19/188
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/19/188/1</b>
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/19/189
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/19/189/1</b>
7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/19/190
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/19/190/1</b>
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/19/191
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/19/191/1</b>
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/19/192
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/19/192/1</b>

7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/19/193
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/19/193/1</b>
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/19/194
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/19/194/1</b>
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/19/195
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/19/195/1</b>
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/19/196
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/19/196/1</b>
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/19/197
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/19/197/1</b>
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/19/198
<b>Further Submissions - John Edmonds and Associates Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/19/198/1</b>

7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/19/199
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/199/1</i>
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/19/200
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/200/1</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/19/201
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/19/201/1</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/19/202
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/19/202/1</i>
4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/19/203
<i>Further Submissions - John Edmonds and Associates Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/19/203/1</i>

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<i>Name</i>	<i>Queenstown Villas Ltd</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/20/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/20/1/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/20/1/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/20/1/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/20/1/4</i>
4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/20/2

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...] while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/20/3
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/20/4
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/20/5
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/20/6
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Reject	10/20/7
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/20/8
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/20/9
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/20/10
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/20/11
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/20/12

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

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as an Objective 4 Implementation Method (i) District Plan "(e) Zoning for visitor accommodation and high density residential activities adjacent to urban centres and adjacent to transport routes."	Oppose	Partly Accept	10/20/21
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statements "of" and "and Wanaka" under the heading "Explanation and Principal Reasons for Adoption" of Objective 4. It would read "In addition to the above, the Council recognizes the longer term retail needs of the community as well as the need to protect and enhance the amenity values 'of' the Queenstown 'and Wanaka' Town Centres."	Oppose	Reject	10/20/22
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4 Implementation Methods (ii) Other Methods "(c) Promotion of public transport and/or mass transit services."	Oppose	Reject	10/20/23
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 5, Visitor Accommodation Activities, a new policy 5.1 " To provide areas for visitor accommodation to accommodate future growth in the visitor accommodation industry in order to generate the local and national economic and social benefits which derive from the visitor accommodation industry."	Oppose	Reject	10/20/24
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in Objective 5, Visitor Accommodation Activities, current policy 5.1 the statements "minimise" and "and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry" and remove the statement "avoid any". The current policy 5.1 becomes "5.2 To manage visitor accommodation to minimise adverse effects on the environment and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry."	Oppose	Reject	10/20/25
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and zones" in implementation method "(a) Provision for visitor accommodation sub-zones 'and zones'" of Objective 5 Visitor Accommodation Activities, Implementation Methods (i) District Plan.	Oppose	Reject	10/20/26
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution under the heading "Explanation and Principal Reasons for Adoption" of Objective 5 the removal and addition of statements. Addition of "and the nationally important role the District plays in helping generate economic growth for New Zealand" and "The", as well as "needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring". Removal of "The Act requires the" and "any such". So that the paragraph becomes "The value of the visitor industry to the District and the nationally important role the District plays in helping generate economic growth for New Zealand is recognised and is a major factor in generating urban growth in terms of the demand it places on infrastructure, the need for housing and the extent of retail expenditure. The Council needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring that the adverse effects of increases in visitor accommodation are avoided, remedied or mitigated."	Oppose	Reject	10/20/27

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	Oppose	Reject	10/20/28
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/20/28/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/20/28/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/20/28/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	Oppose	Reject	10/20/29
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/20/29/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/20/29/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/20/29/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	Oppose	Reject	10/20/30
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Oppose</i>	<i>Accept</i>	<i>10/20/30/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/20/30/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/20/30/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	Oppose	Reject	10/20/31
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Partly Supp</i>	<i>Reject</i>	<i>10/20/31/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/20/31/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/20/31/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	Oppose	Accept	10/20/32
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Accept</i>	<i>10/20/32/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/20/32/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/20/32/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	Oppose	Reject	10/20/33
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/20/33/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/20/33/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/20/33/3</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in a manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/20/34
<i>Further Submissions - Maximum Mojo Holdings Limited</i>			<i>Partly Supp Reject</i>	<i>10/20/34/1</i>
	<i>Queenstown Ventures Ltd</i>		<i>Partly Supp Reject</i>	<i>10/20/34/2</i>
	<i>Scott Freeman Consulting Limited</i>		<i>Partly Supp Reject</i>	<i>10/20/34/3</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/20/35
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/20/36
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/20/37
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/20/38
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/20/39
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/20/40

Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/20/41
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/20/42
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town" ,"affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/20/43
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/20/44
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/20/45
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/20/46

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/20/47
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/20/48
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/20/49
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/20/50
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/20/51
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/20/52
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/20/53
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/20/54

<b>Further Submissions - Domicile Development Limited</b>	<i>Support</i>	<i>Accept</i>	<i>10/20/54/1</i>
<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/20/54/2</i>
<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/20/54/3</i>
<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/20/54/4</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/20/55
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/20/56
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/20/57
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/20/57/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/20/57/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/20/57/3</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/20/58
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/20/59
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/20/60
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/20/61
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/20/62
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/20/62/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/20/62/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/20/62/3</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method ( c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/20/63
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/20/64
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/20/65
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/20/66
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/20/67
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/20/68
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/20/69

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/20/70
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/20/71
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/20/72
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/20/73
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/20/74
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/20/75
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/20/76
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/20/77
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/20/78
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/20/79

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/20/80
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/20/81
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/20/82
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/20/83
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/20/84
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/20/85
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/20/86

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/20/87
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/20/88
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/20/89
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/20/90
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/20/91
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/20/92
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/20/93
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/20/94
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/20/95
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/20/96
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/20/97

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/20/98
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/20/99
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/20/100
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/20/101
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/20/102
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/20/103
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/20/104
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/20/105
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/20/106

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/20/107
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/20/108
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/20/109
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/20/110
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/20/111
<i>Further Submissions - Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/20/111/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/20/111/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/20/111/3</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/20/112
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/20/113
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/20/114
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/20/115
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/20/116

7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/20/117
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/20/118
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/20/119
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/20/120
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/20/121
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/20/122
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/20/123
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/20/124

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/20/125
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/20/126
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/20/127
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/20/128
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . . "	Oppose	Reject	10/20/129
7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/20/130
<i>Further Submissions - Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/20/130/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/20/130/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/20/130/3</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/20/131
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/20/132
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/20/133
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/20/134

7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/20/135
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/20/136
7.5.5.1.v Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/20/137
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/20/137/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/20/137/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/20/137/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/20/137/4</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . . in the Low Density Residential Zone."	Oppose	Reject	10/20/138
7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/20/139
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/20/139/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/20/139/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/20/139/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/20/139/4</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/20/140
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/20/141
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/20/141/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/20/141/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/20/141/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/20/141/4</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/20/142
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/20/142/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/20/142/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/20/142/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/20/142/4</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (c) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/20/143
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/20/144

7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/20/145
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/20/146
7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/20/147
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/20/148
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/20/149
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/20/150
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/20/151
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/20/152
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/20/153
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/20/154
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/20/155
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/20/156
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/20/157

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

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

7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/20/178
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c ) completely.	Oppose	Reject	10/20/179
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c ) to number 4 "General amenity values". It would read "(c ) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/20/180
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/20/181
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/20/182
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/20/183
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/20/184
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/20/185
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/20/186

7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/20/187
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/20/188
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/20/189
7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/20/190
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/20/191
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/20/192

7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/20/193
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.i.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/20/194
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/20/195
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/20/196
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/20/197
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/20/198

7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/20/199
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/20/200
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/20/201
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/20/202
4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/20/203

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<i>Name</i>	<i>Queenwood Investments</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/21/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/21/1/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/21/1/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/21/1/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/21/1/4</i>
4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/21/2
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...]" while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/21/3

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/21/4
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/21/5
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/21/6
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Reject	10/21/7
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/21/8
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/21/9
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/21/10
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/21/11
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/21/12

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements." Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns..." , and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."	Oppose	Partly Accept	10/21/13
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/21/14
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/21/15
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/21/16
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b) Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/21/17
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/21/18
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/21/19
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/21/20

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

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	Oppose	Reject	10/21/28
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/21/28/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/21/28/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/21/28/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	Oppose	Reject	10/21/29
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/21/29/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/21/29/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/21/29/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	Oppose	Reject	10/21/30
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Oppose</i>	<i>Accept</i>	<i>10/21/30/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/21/30/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/21/30/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	Oppose	Reject	10/21/31
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Partly Supp</i>	<i>Reject</i>	<i>10/21/31/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/21/31/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/21/31/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	Oppose	Accept	10/21/32
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Accept</i>	<i>10/21/32/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/21/32/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/21/32/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	Oppose	Reject	10/21/33
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/21/33/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/21/33/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/21/33/3</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in a manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/21/34
<i>Further Submissions - Maximum Mojo Holdings Limited</i>			<i>Partly Supp Reject</i>	<i>10/21/34/1</i>
	<i>Queenstown Ventures Ltd</i>		<i>Partly Supp Reject</i>	<i>10/21/34/2</i>
	<i>Scott Freeman Consulting Limited</i>		<i>Partly Supp Reject</i>	<i>10/21/34/3</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/21/35
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/21/36
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/21/37
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/21/38
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/21/39
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/21/40

Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/21/41
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/21/42
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town" ,"affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/21/43
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/21/44
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/21/45
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/21/46

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/21/47
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/21/48
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/21/49
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/21/50
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/21/51
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/21/52
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/21/53
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/21/54

<b>Further Submissions - Domicile Development Limited</b>	<i>Support</i>	<i>Accept</i>	<i>10/21/54/1</i>
<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/21/54/2</i>
<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/21/54/3</i>
<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/21/54/4</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/21/55
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/21/56
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/21/57
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/21/57/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/21/57/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/21/57/3</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/21/58
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/21/59
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/21/60
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/21/61
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/21/62
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/21/62/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/21/62/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/21/62/3</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method ( c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/21/63
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/21/64
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/21/65
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/21/66
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/21/67
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/21/68
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/21/69

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/21/70
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/21/71
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/21/72
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/21/73
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/21/74
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/21/75
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/21/76
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/21/77
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/21/78
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/21/79

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/21/80
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/21/81
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/21/82
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/21/83
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/21/84
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/21/85
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/21/86

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/21/87
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/21/88
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/21/89
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/21/90
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/21/91
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/21/92
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/21/93
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/21/94
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/21/95
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/21/96
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/21/97

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/21/98
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/21/99
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/21/100
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/21/101
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/21/102
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/21/103
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/21/104
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/21/105
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/21/106

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/21/107
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/21/108
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/21/109
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/21/110
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/21/111
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/21/111/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/21/111/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/21/111/3</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/21/112
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/21/113
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/21/114
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/21/115
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/21/116

7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/21/117
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/21/118
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/21/119
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/21/120
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/21/121
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/21/122
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/21/123
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/21/124

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/21/125
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/21/126
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/21/127
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/21/128
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . . "	Oppose	Reject	10/21/129
7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/21/130
<b><i>Further Submissions - Maximum Mojo Holdings Limited</i></b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/21/130/1</i>
<b><i>Queenstown Ventures Ltd</i></b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/21/130/2</i>
<b><i>Scott Freeman Consulting Limited</i></b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/21/130/3</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/21/131
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/21/132
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/21/133
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/21/134

7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/21/135
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/21/136
7.5.5.1.v Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/21/137
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/21/137/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/21/137/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/21/137/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/21/137/4</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . . in the Low Density Residential Zone."	Oppose	Reject	10/21/138
7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/21/139
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/21/139/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/21/139/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/21/139/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/21/139/4</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/21/140
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/21/141
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/21/141/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/21/141/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/21/141/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/21/141/4</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/21/142
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/21/142/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/21/142/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/21/142/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/21/142/4</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (c) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/21/143
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/21/144

7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/21/145
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/21/146
7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/21/147
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/21/148
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/21/149
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/21/150
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/21/151
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/21/152
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/21/153
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/21/154
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/21/155
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/21/156
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/21/157

7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/21/158
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c ) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/21/159
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/21/160
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/21/161
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/21/162
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m2 in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/21/163
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/21/164
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/21/165
Site Standard 7.5.5.1.xvi	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/21/166
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1( c) and (d) and clause 3.	Oppose	Reject	10/21/167

Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m <sup>3</sup> per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/21/168
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/21/169
7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m <sup>3</sup> per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/21/170
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/21/171
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/21/172
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/21/173
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m <sup>2</sup> in area or 20m <sup>3</sup> in volume in any one consecutive 12 month period."	Oppose	Reject	10/21/174
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/21/175
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m <sup>3</sup> per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/21/176
Error	Error	Oppose	Reject	10/21/177

7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/21/178
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c ) completely.	Oppose	Reject	10/21/179
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c ) to number 4 "General amenity values". It would read "(c ) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/21/180
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/21/181
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/21/182
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/21/183
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/21/184
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/21/185
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/21/186

7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/21/187
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/21/188
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/21/189
7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/21/190
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/21/191
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/21/192

7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/21/193
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.i.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/21/194
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/21/195
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/21/196
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/21/197
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/21/198

7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/21/199
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/21/200
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/21/201
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/21/202
4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/21/203

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<i>Name</i>	<i>Railup Developments Ltd</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/22/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/22/1/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/22/1/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/22/1/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/22/1/4</i>
4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/22/2
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...]" while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/22/3

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/22/4
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/22/5
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/22/6
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Reject	10/22/7
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/22/8
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/22/9
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/22/10
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/22/11
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/22/12

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements." Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns..." , and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."	Oppose	Partly Accept	10/22/13
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/22/14
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/22/15
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/22/16
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b) Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/22/17
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/22/18
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/22/19
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/22/20

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

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	Oppose	Reject	10/22/28
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/22/28/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/22/28/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/22/28/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	Oppose	Reject	10/22/29
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/22/29/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/22/29/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/22/29/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	Oppose	Reject	10/22/30
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Oppose</i>	<i>Accept</i>	<i>10/22/30/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/22/30/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/22/30/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	Oppose	Reject	10/22/31
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Partly Supp</i>	<i>Reject</i>	<i>10/22/31/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/22/31/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/22/31/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	Oppose	Accept	10/22/32
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Accept</i>	<i>10/22/32/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/22/32/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/22/32/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	Oppose	Reject	10/22/33
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/22/33/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/22/33/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/22/33/3</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in a manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/22/34
<i>Further Submissions - Maximum Mojo Holdings Limited</i>			<i>Partly Supp Reject</i>	<i>10/22/34/1</i>
	<i>Queenstown Ventures Ltd</i>		<i>Partly Supp Reject</i>	<i>10/22/34/2</i>
	<i>Scott Freeman Consulting Limited</i>		<i>Partly Supp Reject</i>	<i>10/22/34/3</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/22/35
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/22/36
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/22/37
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/22/38
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/22/39
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/22/40

Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/22/41
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/22/42
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town" ,"affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/22/43
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/22/44
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/22/45
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/22/46

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/22/47
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/22/48
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/22/49
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/22/50
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/22/51
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/22/52
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/22/53
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/22/54

<i>Further Submissions - Domicile Development Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/22/54/1</i>
<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/22/54/2</i>
<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/22/54/3</i>
<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/22/54/4</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/22/55
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/22/56
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/22/57
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/22/57/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/22/57/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/22/57/3</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/22/58
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/22/59
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/22/60
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/22/61
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/22/62
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/22/62/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/22/62/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/22/62/3</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method ( c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/22/63
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/22/64
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/22/65
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/22/66
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/22/67
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/22/68
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/22/69

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/22/70
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/22/71
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/22/72
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/22/73
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/22/74
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/22/75
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/22/76
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/22/77
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/22/78
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/22/79

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/22/80
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/22/81
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/22/82
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/22/83
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/22/84
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/22/85
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/22/86

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/22/87
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/22/88
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/22/89
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/22/90
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/22/91
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/22/92
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/22/93
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/22/94
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/22/95
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/22/96
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/22/97

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/22/98
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/22/99
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/22/100
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/22/101
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/22/102
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/22/103
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/22/104
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/22/105
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/22/106

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/22/107
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/22/108
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/22/109
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/22/110
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/22/111
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/22/111/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/22/111/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/22/111/3</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/22/112
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/22/113
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/22/114
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/22/115
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/22/116

7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/22/117
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/22/118
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/22/119
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/22/120
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/22/121
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/22/122
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/22/123
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/22/124

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/22/125
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/22/126
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/22/127
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/22/128
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . . "	Oppose	Reject	10/22/129
7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/22/130
<b><i>Further Submissions - Maximum Mojo Holdings Limited</i></b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/22/130/1</i>
<b><i>Queenstown Ventures Ltd</i></b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/22/130/2</i>
<b><i>Scott Freeman Consulting Limited</i></b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/22/130/3</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/22/131
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/22/132
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/22/133
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/22/134

7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/22/135
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/22/136
7.5.5.1.v Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/22/137
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/22/137/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/22/137/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/22/137/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/22/137/4</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . . in the Low Density Residential Zone."	Oppose	Reject	10/22/138
7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/22/139
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/22/139/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/22/139/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/22/139/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/22/139/4</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/22/140
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/22/141
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/22/141/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/22/141/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/22/141/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/22/141/4</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/22/142
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/22/142/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/22/142/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/22/142/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/22/142/4</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (c) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/22/143
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/22/144

7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/22/145
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/22/146
7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/22/147
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/22/148
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/22/149
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/22/150
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/22/151
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/22/152
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/22/153
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/22/154
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/22/155
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/22/156
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/22/157

7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/22/158
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c ) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/22/159
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/22/160
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/22/161
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/22/162
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m2 in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/22/163
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/22/164
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/22/165
Site Standard 7.5.5.1.xvi	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/22/166
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1( c) and (d) and clause 3.	Oppose	Reject	10/22/167

Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m <sup>3</sup> per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/22/168
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/22/169
7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m <sup>3</sup> per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/22/170
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/22/171
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/22/172
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/22/173
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m <sup>2</sup> in area or 20m <sup>3</sup> in volume in any one consecutive 12 month period."	Oppose	Reject	10/22/174
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/22/175
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m <sup>3</sup> per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/22/176
Error	Error	Oppose	Reject	10/22/177

7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/22/178
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c ) completely.	Oppose	Reject	10/22/179
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c ) to number 4 "General amenity values". It would read "(c ) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/22/180
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/22/181
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/22/182
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/22/183
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/22/184
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/22/185
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/22/186

7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/22/187
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/22/188
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/22/189
7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/22/190
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/22/191
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/22/192

7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/22/193
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.i.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/22/194
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/22/195
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/22/196
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/22/197
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/22/198

7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/22/199
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/22/200
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/22/201
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/22/202
4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/22/203

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**Name** *Ray Harper - Lakeside*

<b>Plan Provision</b>	<b>Decision Requested</b>	<b>Position</b>	<b>Reccommendation</b>	<b>SubNo.</b>
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/23/1
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/23/1/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/23/1/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/23/1/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/23/1/4</i>
4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/23/2
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...]" while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/23/3

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/23/4
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/23/5
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/23/6
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Reject	10/23/7
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/23/8
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/23/9
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/23/10
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/23/11
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/23/12

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements." Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns..." , and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."	Oppose	Partly Accept	10/23/13
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/23/14
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/23/15
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. " . . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/23/16
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b) Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/23/17
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/23/18
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/23/19
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/23/20

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

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	Oppose	Reject	10/23/28
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/23/28/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/23/28/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/23/28/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	Oppose	Reject	10/23/29
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/23/29/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/23/29/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/23/29/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	Oppose	Reject	10/23/30
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Oppose</i>	<i>Accept</i>	<i>10/23/30/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/23/30/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/23/30/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	Oppose	Reject	10/23/31
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Partly Supp</i>	<i>Reject</i>	<i>10/23/31/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/23/31/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/23/31/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	Oppose	Accept	10/23/32
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Accept</i>	<i>10/23/32/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/23/32/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/23/32/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	Oppose	Reject	10/23/33
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/23/33/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/23/33/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/23/33/3</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in a manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/23/34
<i>Further Submissions - Maximum Mojo Holdings Limited</i>			<i>Partly Supp Reject</i>	<i>10/23/34/1</i>
	<i>Queenstown Ventures Ltd</i>		<i>Partly Supp Reject</i>	<i>10/23/34/2</i>
	<i>Scott Freeman Consulting Limited</i>		<i>Partly Supp Reject</i>	<i>10/23/34/3</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/23/35
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/23/36
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/23/37
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/23/38
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/23/39
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/23/40

Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/23/41
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/23/42
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town" ,"affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/23/43
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/23/44
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/23/45
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/23/46

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/23/47
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/23/48
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/23/49
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/23/50
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/23/51
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/23/52
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/23/53
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/23/54

<i>Further Submissions - Domicile Development Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/23/54/1</i>
<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/23/54/2</i>
<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/23/54/3</i>
<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/23/54/4</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/23/55
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/23/56
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/23/57
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/23/57/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/23/57/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/23/57/3</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/23/58
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/23/59
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/23/60
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/23/61
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/23/62
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/23/62/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/23/62/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/23/62/3</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method ( c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/23/63
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/23/64
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/23/65
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/23/66
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/23/67
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/23/68
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/23/69

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/23/70
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/23/71
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/23/72
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/23/73
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/23/74
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/23/75
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/23/76
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/23/77
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/23/78
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/23/79

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/23/80
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/23/81
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/23/82
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/23/83
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/23/84
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/23/85
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/23/86

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/23/87
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/23/88
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/23/89
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/23/90
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/23/91
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/23/92
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/23/93
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/23/94
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/23/95
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/23/96
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/23/97

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/23/98
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/23/99
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/23/100
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/23/101
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/23/102
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/23/103
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/23/104
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/23/105
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/23/106

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/23/107
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/23/108
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/23/109
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/23/110
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/23/111
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/23/111/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/23/111/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/23/111/3</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/23/112
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/23/113
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/23/114
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/23/115
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/23/116

7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/23/117
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/23/118
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/23/119
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/23/120
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/23/121
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/23/122
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/23/123
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/23/124

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/23/125
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/23/126
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/23/127
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/23/128
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . . "	Oppose	Reject	10/23/129
7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/23/130
<i>Further Submissions - Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/23/130/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/23/130/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/23/130/3</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/23/131
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/23/132
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/23/133
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/23/134

7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/23/135
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/23/136
7.5.5.1.v Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/23/137
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/23/137/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/23/137/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/23/137/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/23/137/4</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . . in the Low Density Residential Zone."	Oppose	Reject	10/23/138
7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/23/139
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/23/139/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/23/139/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/23/139/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/23/139/4</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/23/140
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/23/141
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/23/141/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/23/141/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/23/141/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/23/141/4</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/23/142
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/23/142/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/23/142/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/23/142/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/23/142/4</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (c) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/23/143
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/23/144

7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/23/145
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/23/146
7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/23/147
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/23/148
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/23/149
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/23/150
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/23/151
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/23/152
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/23/153
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/23/154
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/23/155
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/23/156
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/23/157

7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/23/158
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c ) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/23/159
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/23/160
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/23/161
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/23/162
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m2 in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/23/163
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/23/164
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/23/165
Site Standard 7.5.5.1.xvi	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/23/166
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1( c) and (d) and clause 3.	Oppose	Reject	10/23/167

Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/23/168
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/23/169
7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/23/170
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/23/171
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/23/172
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/23/173
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/23/174
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/23/175
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/23/176
Error	Error	Oppose	Reject	10/23/177

7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/23/178
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c ) completely.	Oppose	Reject	10/23/179
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c ) to number 4 "General amenity values". It would read "(c ) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/23/180
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/23/181
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/23/182
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/23/183
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/23/184
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/23/185
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/23/186

7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/23/187
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/23/188
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/23/189
7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/23/190
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/23/191
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/23/192

7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/23/193
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.i.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/23/194
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/23/195
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/23/196
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/23/197
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/23/198

7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/23/199
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/23/200
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/23/201
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/23/202
4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/23/203

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<i>Name</i>	<i>Richeceour, E</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/24/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/24/1/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/24/1/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/24/1/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/24/1/4</i>
4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/24/2
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...]" while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/24/3

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/24/4
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/24/5
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/24/6
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Reject	10/24/7
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/24/8
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/24/9
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/24/10
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/24/11
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/24/12

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements." Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns..." , and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."	Oppose	Partly Accept	10/24/13
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/24/14
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/24/15
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/24/16
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b) Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/24/17
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/24/18
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/24/19
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/24/20

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

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	Oppose	Reject	10/24/28
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/24/28/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/24/28/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/24/28/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	Oppose	Reject	10/24/29
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/24/29/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/24/29/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/24/29/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	Oppose	Reject	10/24/30
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Oppose</i>	<i>Accept</i>	<i>10/24/30/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/24/30/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/24/30/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	Oppose	Reject	10/24/31
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Partly Supp</i>	<i>Reject</i>	<i>10/24/31/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/24/31/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/24/31/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	Oppose	Accept	10/24/32
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Accept</i>	<i>10/24/32/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/24/32/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/24/32/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	Oppose	Reject	10/24/33
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/24/33/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/24/33/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/24/33/3</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in a manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/24/34
<i>Further Submissions - Maximum Mojo Holdings Limited</i>			<i>Partly Supp Reject</i>	<i>10/24/34/1</i>
	<i>Queenstown Ventures Ltd</i>		<i>Partly Supp Reject</i>	<i>10/24/34/2</i>
	<i>Scott Freeman Consulting Limited</i>		<i>Partly Supp Reject</i>	<i>10/24/34/3</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/24/35
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/24/36
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/24/37
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/24/38
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/24/39
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/24/40

Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/24/41
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/24/42
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town" ,"affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/24/43
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/24/44
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/24/45
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/24/46

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/24/47
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/24/48
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/24/49
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/24/50
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/24/51
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/24/52
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/24/53
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/24/54

<b>Further Submissions - Domicile Development Limited</b>	<i>Support</i>	<i>Accept</i>	<i>10/24/54/1</i>
<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/24/54/2</i>
<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/24/54/3</i>
<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/24/54/4</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/24/55
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/24/56
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/24/57
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/24/57/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/24/57/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/24/57/3</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/24/58
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/24/59
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/24/60
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/24/61
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/24/62
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/24/62/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/24/62/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/24/62/3</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method ( c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/24/63
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/24/64
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/24/65
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/24/66
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/24/67
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/24/68
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/24/69

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/24/70
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/24/71
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/24/72
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/24/73
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/24/74
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/24/75
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/24/76
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/24/77
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/24/78
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/24/79

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/24/80
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/24/81
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/24/82
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/24/83
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/24/84
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/24/85
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/24/86

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/24/87
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/24/88
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/24/89
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/24/90
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/24/91
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/24/92
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/24/93
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/24/94
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/24/95
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/24/96
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/24/97

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/24/98
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/24/99
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/24/100
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/24/101
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/24/102
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/24/103
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/24/104
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/24/105
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/24/106

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/24/107
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/24/108
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/24/109
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/24/110
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/24/111
<i>Further Submissions - Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/24/111/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/24/111/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/24/111/3</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/24/112
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/24/113
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/24/114
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/24/115
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/24/116

7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/24/117
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/24/118
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/24/119
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/24/120
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/24/121
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/24/122
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/24/123
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/24/124

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/24/125
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/24/126
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/24/127
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/24/128
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . . "	Oppose	Reject	10/24/129
7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/24/130
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/24/130/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/24/130/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/24/130/3</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/24/131
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/24/132
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/24/133
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/24/134

7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/24/135
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/24/136
7.5.5.1.v Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/24/137
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/24/137/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/24/137/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/24/137/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/24/137/4</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . . in the Low Density Residential Zone."	Oppose	Reject	10/24/138
7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/24/139
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/24/139/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/24/139/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/24/139/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/24/139/4</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/24/140
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/24/141
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/24/141/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/24/141/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/24/141/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/24/141/4</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/24/142
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/24/142/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/24/142/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/24/142/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/24/142/4</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (c) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/24/143
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/24/144

7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/24/145
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/24/146
7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/24/147
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/24/148
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/24/149
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/24/150
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/24/151
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/24/152
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/24/153
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/24/154
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/24/155
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/24/156
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/24/157

7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/24/158
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c ) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/24/159
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/24/160
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/24/161
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/24/162
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m2 in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/24/163
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/24/164
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/24/165
Site Standard 7.5.5.1.xv	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/24/166
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1( c) and (d) and clause 3.	Oppose	Reject	10/24/167

Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/24/168
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/24/169
7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/24/170
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/24/171
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/24/172
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/24/173
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/24/174
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/24/175
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/24/176
Error	Error	Oppose	Reject	10/24/177

7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/24/178
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c ) completely.	Oppose	Reject	10/24/179
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c ) to number 4 "General amenity values". It would read "(c ) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/24/180
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/24/181
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/24/182
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/24/183
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/24/184
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/24/185
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/24/186

7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/24/187
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/24/188
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/24/189
7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/24/190
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/24/191
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/24/192

7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/24/193
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.i.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/24/194
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/24/195
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/24/196
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/24/197
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/24/198

7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/24/199
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/24/200
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/24/201
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/24/202
4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/24/203

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<i>Name</i>	<i>Shotover Property Investments Ltd</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/25/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/25/1/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/25/1/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/25/1/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/25/1/4</i>
4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/25/2
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...]" while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/25/3

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/25/4
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/25/5
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/25/6
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Reject	10/25/7
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/25/8
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/25/9
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/25/10
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/25/11
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/25/12

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements." Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns..." , and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."	Oppose	Partly Accept	10/25/13
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/25/14
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/25/15
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. " . . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/25/16
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b) Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/25/17
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/25/18
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/25/19
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/25/20

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

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	Oppose	Reject	10/25/28
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/25/28/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/25/28/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/25/28/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	Oppose	Reject	10/25/29
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/25/29/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/25/29/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/25/29/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	Oppose	Reject	10/25/30
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Oppose</i>	<i>Accept</i>	<i>10/25/30/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/25/30/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/25/30/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	Oppose	Reject	10/25/31
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Partly Supp</i>	<i>Reject</i>	<i>10/25/31/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/25/31/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/25/31/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	Oppose	Accept	10/25/32
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Accept</i>	<i>10/25/32/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/25/32/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/25/32/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	Oppose	Reject	10/25/33
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/25/33/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/25/33/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/25/33/3</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in a manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/25/34
<i>Further Submissions - Maximum Mojo Holdings Limited</i>			<i>Partly Supp Reject</i>	<i>10/25/34/1</i>
	<i>Queenstown Ventures Ltd</i>		<i>Partly Supp Reject</i>	<i>10/25/34/2</i>
	<i>Scott Freeman Consulting Limited</i>		<i>Partly Supp Reject</i>	<i>10/25/34/3</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/25/35
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/25/36
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/25/37
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/25/38
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/25/39
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/25/40

Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/25/41
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/25/42
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town" ,"affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/25/43
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/25/44
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/25/45
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/25/46

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/25/47
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/25/48
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/25/49
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/25/50
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/25/51
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/25/52
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/25/53
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/25/54

<i>Further Submissions - Domicile Development Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/25/54/1</i>
<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/25/54/2</i>
<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/25/54/3</i>
<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/25/54/4</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/25/55
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/25/56
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/25/57
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/25/57/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/25/57/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/25/57/3</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/25/58
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/25/59
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/25/60
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/25/61
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/25/62
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/25/62/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/25/62/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/25/62/3</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method ( c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/25/63
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/25/64
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/25/65
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/25/66
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/25/67
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/25/68
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/25/69

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/25/70
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/25/71
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/25/72
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/25/73
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/25/74
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/25/75
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/25/76
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/25/77
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/25/78
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/25/79

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/25/80
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/25/81
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/25/82
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/25/83
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/25/84
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/25/85
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/25/86

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/25/87
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/25/88
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/25/89
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/25/90
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/25/91
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/25/92
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/25/93
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/25/94
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/25/95
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/25/96
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/25/97

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/25/98
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/25/99
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/25/100
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/25/101
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/25/102
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/25/103
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/25/104
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/25/105
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/25/106

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/25/107
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/25/108
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/25/109
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/25/110
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/25/111
<i>Further Submissions - Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/25/111/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/25/111/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/25/111/3</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/25/112
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/25/113
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/25/114
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/25/115
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/25/116

7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/25/117
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/25/118
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/25/119
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/25/120
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/25/121
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/25/122
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/25/123
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/25/124

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/25/125
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/25/126
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/25/127
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/25/128
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . . "	Oppose	Reject	10/25/129
7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/25/130
<i>Further Submissions - Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/25/130/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/25/130/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/25/130/3</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/25/131
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/25/132
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/25/133
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/25/134

7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/25/135
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/25/136
7.5.5.1.v Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/25/137
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/25/137/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/25/137/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/25/137/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/25/137/4</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . . in the Low Density Residential Zone."	Oppose	Reject	10/25/138
7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/25/139
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/25/139/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/25/139/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/25/139/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/25/139/4</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/25/140
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/25/141
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/25/141/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/25/141/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/25/141/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/25/141/4</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/25/142
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/25/142/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/25/142/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/25/142/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/25/142/4</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (c) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/25/143
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/25/144

7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/25/145
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/25/146
7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/25/147
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/25/148
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/25/149
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/25/150
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/25/151
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/25/152
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/25/153
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/25/154
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/25/155
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/25/156
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/25/157

7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/25/158
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c ) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/25/159
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/25/160
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/25/161
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/25/162
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m2 in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/25/163
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/25/164
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/25/165
Site Standard 7.5.5.1.xv	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/25/166
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1( c) and (d) and clause 3.	Oppose	Reject	10/25/167

Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/25/168
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/25/169
7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/25/170
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/25/171
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/25/172
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/25/173
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/25/174
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/25/175
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/25/176
Error	Error	Oppose	Reject	10/25/177

7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/25/178
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c ) completely.	Oppose	Reject	10/25/179
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c ) to number 4 "General amenity values". It would read "(c ) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/25/180
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/25/181
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/25/182
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/25/183
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/25/184
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/25/185
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/25/186

7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/25/187
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/25/188
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/25/189
7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/25/190
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/25/191
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/25/192

7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/25/193
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.i.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/25/194
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/25/195
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/25/196
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/25/197
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/25/198

7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/25/199
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/25/200
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/25/201
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/25/202
4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/25/203

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<i>Name</i>	<i>Station Properties Ltd</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/26/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/26/1/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/26/1/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/26/1/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/26/1/4</i>
4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/26/2
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...]" while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/26/3

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/26/4
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/26/5
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/26/6
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Reject	10/26/7
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/26/8
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/26/9
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/26/10
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/26/11
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/26/12

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements." Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns..." , and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."	Oppose	Partly Accept	10/26/13
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/26/14
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/26/15
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/26/16
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b) Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/26/17
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/26/18
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/26/19
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/26/20

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

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	Oppose	Reject	10/26/28
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/26/28/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/26/28/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/26/28/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	Oppose	Reject	10/26/29
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/26/29/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/26/29/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/26/29/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	Oppose	Reject	10/26/30
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Oppose</i>	<i>Accept</i>	<i>10/26/30/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/26/30/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/26/30/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	Oppose	Reject	10/26/31
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Partly Supp</i>	<i>Reject</i>	<i>10/26/31/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Partly Supp</i>	<i>Reject</i>	<i>10/26/31/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Partly Supp</i>	<i>Reject</i>	<i>10/26/31/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	Oppose	Accept	10/26/32
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Accept</i>	<i>10/26/32/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/26/32/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/26/32/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	Oppose	Reject	10/26/33
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/26/33/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/26/33/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/26/33/3</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in a manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/26/34
<i>Further Submissions - Maximum Mojo Holdings Limited</i>			<i>Partly Supp Reject</i>	<i>10/26/34/1</i>
	<i>Queenstown Ventures Ltd</i>		<i>Partly Supp Reject</i>	<i>10/26/34/2</i>
	<i>Scott Freeman Consulting Limited</i>		<i>Partly Supp Reject</i>	<i>10/26/34/3</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/26/35
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/26/36
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/26/37
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/26/38
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/26/39
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/26/40

Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/26/41
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/26/42
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town" ,"affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/26/43
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/26/44
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/26/45
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/26/46

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/26/47
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/26/48
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/26/49
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/26/50
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/26/51
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/26/52
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/26/53
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/26/54

<b>Further Submissions - Domicile Development Limited</b>	<i>Support</i>	<i>Accept</i>	<i>10/26/54/1</i>
<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/26/54/2</i>
<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/26/54/3</i>
<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/26/54/4</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/26/55
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/26/56
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/26/57
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/26/57/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/26/57/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/26/57/3</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/26/58
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/26/59
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/26/60
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/26/61
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/26/62
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/26/62/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/26/62/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/26/62/3</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method ( c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/26/63
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/26/64
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/26/65
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/26/66
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/26/67
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/26/68
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/26/69

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/26/70
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/26/71
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/26/72
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/26/73
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/26/74
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/26/75
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/26/76
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/26/77
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/26/78
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/26/79

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/26/80
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/26/81
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/26/82
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/26/83
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/26/84
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/26/85
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/26/86

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/26/87
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/26/88
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/26/89
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/26/90
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/26/91
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/26/92
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/26/93
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/26/94
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/26/95
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/26/96
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/26/97

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/26/98
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/26/99
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/26/100
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/26/101
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/26/102
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/26/103
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/26/104
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/26/105
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/26/106

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/26/107
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/26/108
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/26/109
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/26/110
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/26/111
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/26/111/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/26/111/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/26/111/3</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/26/112
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/26/113
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/26/114
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/26/115
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/26/116

7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/26/117
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/26/118
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/26/119
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/26/120
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/26/121
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/26/122
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/26/123
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/26/124

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/26/125
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/26/126
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/26/127
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/26/128
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . . "	Oppose	Reject	10/26/129
7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/26/130
<i>Further Submissions - Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/26/130/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/26/130/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/26/130/3</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/26/131
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/26/132
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/26/133
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/26/134

7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/26/135
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/26/136
7.5.5.1.v Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/26/137
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/26/137/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/26/137/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/26/137/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/26/137/4</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . . in the Low Density Residential Zone."	Oppose	Reject	10/26/138
7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/26/139
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/26/139/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/26/139/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/26/139/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/26/139/4</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/26/140
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/26/141
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/26/141/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/26/141/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/26/141/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/26/141/4</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/26/142
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/26/142/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/26/142/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/26/142/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/26/142/4</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (c) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/26/143
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/26/144

7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/26/145
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/26/146
7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/26/147
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/26/148
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/26/149
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/26/150
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/26/151
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/26/152
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/26/153
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/26/154
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/26/155
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/26/156
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/26/157

7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/26/158
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c ) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/26/159
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/26/160
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/26/161
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/26/162
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m2 in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/26/163
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/26/164
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/26/165
Site Standard 7.5.5.1.xv	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/26/166
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1( c) and (d) and clause 3.	Oppose	Reject	10/26/167

Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/26/168
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/26/169
7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/26/170
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/26/171
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/26/172
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/26/173
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/26/174
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/26/175
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/26/176
Error	Error	Oppose	Reject	10/26/177

7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/26/178
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c ) completely.	Oppose	Reject	10/26/179
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c ) to number 4 "General amenity values". It would read "(c ) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/26/180
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/26/181
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/26/182
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/26/183
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/26/184
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/26/185
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/26/186

7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/26/187
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/26/188
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/26/189
7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/26/190
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/26/191
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/26/192

7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/26/193
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.i.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/26/194
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/26/195
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/26/196
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/26/197
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/26/198

7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/26/199
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/26/200
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/26/201
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/26/202
4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/26/203

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<i>Name</i>	<i>Stone Crest Apartments</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/27/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/27/1/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/27/1/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/27/1/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/27/1/4</i>
4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/27/2
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...]" while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/27/3

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/27/4
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/27/5
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/27/6
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Reject	10/27/7
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/27/8
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/27/9
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/27/10
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/27/11
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/27/12

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements." Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns..." , and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."	Oppose	Partly Accept	10/27/13
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/27/14
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/27/15
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/27/16
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b) Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/27/17
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/27/18
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/27/19
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/27/20

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

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	Oppose	Reject	10/27/28
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/27/28/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/27/28/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/27/28/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	Oppose	Reject	10/27/29
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/27/29/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/27/29/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/27/29/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	Oppose	Reject	10/27/30
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Oppose</i>	<i>Accept</i>	<i>10/27/30/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/27/30/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Oppose</i>	<i>Accept</i>	<i>10/27/30/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	Oppose	Reject	10/27/31
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Partly Supp</i>	<i>Reject</i>	<i>10/27/31/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/27/31/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/27/31/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	Oppose	Accept	10/27/32
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Accept</i>	<i>10/27/32/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/27/32/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/27/32/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	Oppose	Reject	10/27/33
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/27/33/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/27/33/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/27/33/3</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in a manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/27/34
<i>Further Submissions - Maximum Mojo Holdings Limited</i>			<i>Partly Supp Reject</i>	<i>10/27/34/1</i>
	<i>Queenstown Ventures Ltd</i>		<i>Partly Supp Reject</i>	<i>10/27/34/2</i>
	<i>Scott Freeman Consulting Limited</i>		<i>Partly Supp Reject</i>	<i>10/27/34/3</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/27/35
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/27/36
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/27/37
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/27/38
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/27/39
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/27/40

Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/27/41
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/27/42
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town" ,"affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/27/43
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/27/44
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/27/45
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/27/46

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/27/47
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/27/48
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/27/49
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/27/50
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/27/51
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/27/52
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/27/53
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/27/54

<b>Further Submissions - Domicile Development Limited</b>	<i>Support</i>	<i>Accept</i>	<i>10/27/54/1</i>
<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/27/54/2</i>
<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/27/54/3</i>
<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/27/54/4</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/27/55
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/27/56
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/27/57
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/27/57/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/27/57/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/27/57/3</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/27/58
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/27/59
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/27/60
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/27/61
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/27/62
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/27/62/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/27/62/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/27/62/3</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method ( c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/27/63
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/27/64
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/27/65
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/27/66
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/27/67
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/27/68
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/27/69

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/27/70
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/27/71
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/27/72
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/27/73
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/27/74
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/27/75
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/27/76
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/27/77
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/27/78
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/27/79

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/27/80
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/27/81
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/27/82
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/27/83
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/27/84
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/27/85
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/27/86

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/27/87
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/27/88
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/27/89
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/27/90
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/27/91
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/27/92
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/27/93
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/27/94
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/27/95
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/27/96
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/27/97

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/27/98
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/27/99
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/27/100
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/27/101
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/27/102
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/27/103
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/27/104
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/27/105
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/27/106

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/27/107
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/27/108
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/27/109
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/27/110
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/27/111
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/27/111/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/27/111/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/27/111/3</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/27/112
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/27/113
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/27/114
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/27/115
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/27/116

7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/27/117
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/27/118
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/27/119
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/27/120
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/27/121
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/27/122
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/27/123
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/27/124

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/27/125
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/27/126
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/27/127
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/27/128
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . . "	Oppose	Reject	10/27/129
7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/27/130
<i>Further Submissions - Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/27/130/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/27/130/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/27/130/3</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/27/131
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/27/132
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/27/133
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/27/134

7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/27/135
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/27/136
7.5.5.1.v Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/27/137
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/27/137/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/27/137/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/27/137/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/27/137/4</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . . in the Low Density Residential Zone."	Oppose	Reject	10/27/138
7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/27/139
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/27/139/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/27/139/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/27/139/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/27/139/4</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/27/140
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/27/141
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/27/141/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/27/141/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/27/141/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/27/141/4</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/27/142
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/27/142/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/27/142/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/27/142/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/27/142/4</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (c) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/27/143
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/27/144

7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/27/145
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/27/146
7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/27/147
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/27/148
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/27/149
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/27/150
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/27/151
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/27/152
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/27/153
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/27/154
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/27/155
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/27/156
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/27/157

7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/27/158
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c ) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/27/159
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/27/160
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/27/161
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/27/162
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m2 in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/27/163
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/27/164
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/27/165
Site Standard 7.5.5.1.xv	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/27/166
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1( c) and (d) and clause 3.	Oppose	Reject	10/27/167

Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m <sup>3</sup> per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/27/168
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/27/169
7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m <sup>3</sup> per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/27/170
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/27/171
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/27/172
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/27/173
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m <sup>2</sup> in area or 20m <sup>3</sup> in volume in any one consecutive 12 month period."	Oppose	Reject	10/27/174
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/27/175
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m <sup>3</sup> per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/27/176
Error	Error	Oppose	Reject	10/27/177

7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/27/178
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c ) completely.	Oppose	Reject	10/27/179
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c ) to number 4 "General amenity values". It would read "(c ) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/27/180
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/27/181
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/27/182
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/27/183
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/27/184
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/27/185
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/27/186

7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/27/187
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/27/188
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/27/189
7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/27/190
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/27/191
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/27/192

7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/27/193
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.i.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/27/194
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/27/195
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/27/196
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/27/197
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/27/198

7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/27/199
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/27/200
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/27/201
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/27/202
4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/27/203

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<b>Name</b>	<b>Viking Properties</b>			
<b>Plan Provision</b>	<b>Decision Requested</b>	<b>Position</b>	<b>Reccommendation</b>	<b>SubNo.</b>
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/28/1
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/1/1</i>
	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/28/1/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/28/1/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/28/1/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/28/1/5</i>
4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/28/2
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/2/1</i>
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...]" while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/28/3
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/3/1</i>

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/28/4
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/4/1</i>
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/28/5
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/5/1</i>
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/28/6
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/6/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Reject	10/28/7
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/7/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/28/8
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/8/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/28/9
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/9/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/28/10
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/10/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/28/11
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/11/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/28/12
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/12/1</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements." Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns..." , and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."	Oppose	Partly Accept	10/28/13
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/13/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/28/14
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/28/14/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/28/15
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/28/15/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. ". . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/28/16
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/16/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b)Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/28/17
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/17/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/28/18
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/28/18/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/28/19
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/19/1</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/28/20
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/20/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as an Objective 4 Implementation Method (i) District Plan "(e) Zoning for visitor accommodation and high density residential activities adjacent to urban centres and adjacent to transport routes."	Oppose	Partly Accept	10/28/21
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/21/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statements "of" and "and Wanaka" under the heading "Explanation and Principal Reasons for Adoption" of Objective 4. It would read "In addition to the above, the Council recognizes the longer term retail needs of the community as well as the need to protect and enhance the amenity values 'of' the Queenstown 'and Wanaka' Town Centres."	Oppose	Reject	10/28/22
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/22/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4 Implementation Methods (ii) Other Methods "(c) Promotion of public transport and/or mass transit services."	Oppose	Reject	10/28/23
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/23/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 5, Visitor Accommodation Activities, a new policy 5.1 " To provide areas for visitor accommodation to accommodate future growth in the visitor accommodation industry in order to generate the local and national economic and social benefits which derive from the visitor accommodation industry."	Oppose	Reject	10/28/24
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/24/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in Objective 5, Visitor Accommodation Activities, current policy 5.1 the statements "minimise" and "and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry" and remove the statement "avoid any". The current policy 5.1 becomes "5.2 To manage visitor accommodation to minimise adverse effects on the environment and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry."	Oppose	Reject	10/28/25
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/25/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and zones" in implementation method "(a) Provision for visitor accommodation sub-zones 'and zones'" of Objective 5 Visitor Accommodation Activities, Implementation Methods (i) District Plan.	Oppose	Reject	10/28/26
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/26/1</i>

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

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	Oppose	Accept	10/28/32
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/28/32/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/28/32/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/28/32/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/28/32/4</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	Oppose	Reject	10/28/33
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/33/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/28/33/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/28/33/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/28/33/4</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/28/34
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/34/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/28/34/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/28/34/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/28/34/4</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/28/35
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/35/1</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/28/36
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/36/1</i>

4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/28/37
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/37/1</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/28/38
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/38/1</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/28/39
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/39/1</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/28/40
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/40/1</i>
Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/28/41
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/41/1</i>
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/28/42
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/42/1</i>
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town" ,"affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/28/43
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/43/1</i>

7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/28/44
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/44/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/28/45
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/45/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/28/46
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/46/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/28/47
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/47/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/28/48
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/48/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/28/49
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/49/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/28/50
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/50/1</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/28/51
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/51/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/28/52
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/28/52/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/28/53
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/28/53/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/28/54
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/28/54/1</i>
<i>Domicile Development Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/54/2</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/54/3</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/54/4</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/54/5</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/28/55
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/55/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/28/56
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/28/56/1</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/28/57
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/57/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/28/57/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/28/57/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/28/57/4</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/28/58
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/28/58/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/28/59
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/59/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/28/60
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/60/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/28/61
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/61/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/28/62
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/62/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/28/62/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/28/62/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/28/62/4</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method ( c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/28/63
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/63/1</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/28/64
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/64/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/28/65
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/65/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/28/66
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/66/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/28/67
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/67/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/28/68
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/68/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/28/69
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/69/1</i>

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/28/70
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/28/70/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/28/71
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/71/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/28/72
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/28/72/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/28/73
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/73/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/28/74
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/74/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/28/75
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/28/75/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/28/76
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/76/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/28/77
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/77/1</i>

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/28/78
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/78/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/28/79
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/79/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/28/80
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/80/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/28/81
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/81/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/28/82
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/28/82/1</i>
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/28/83
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/83/1</i>

7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/28/84
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/84/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/28/85
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/85/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/28/86
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/86/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/28/87
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/87/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/28/88
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/88/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/28/89
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/89/1</i>
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/28/90
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/90/1</i>

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/28/91
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/91/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/28/92
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/92/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/28/93
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/93/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/28/94
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/94/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/28/95
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/95/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/28/96
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/96/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/28/97
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/97/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/28/98
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/98/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/28/99
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/99/1</i>

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/28/100
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/100/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/28/101
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/101/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/28/102
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/102/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/28/103
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/103/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/28/104
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/104/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/28/105
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/105/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/28/106
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/106/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/28/107
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/107/1</i>

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/28/108
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/28/108/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/28/109
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/109/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/28/110
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/28/110/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/28/111
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/111/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/111/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/111/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/111/4</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/28/112
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/112/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/28/113
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/28/113/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/28/114
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/28/114/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/28/115
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/28/115/1</i>

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/28/116
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/116/1</i>
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/28/117
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/117/1</i>
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/28/118
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/118/1</i>
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/28/119
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/119/1</i>
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/28/120
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/120/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/28/121
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/121/1</i>

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/28/122
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/122/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/28/123
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/123/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/28/124
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/124/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/28/125
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/125/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/28/126
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/126/1</i>
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/28/127
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/127/1</i>
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/28/128
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/128/1</i>
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . ."	Oppose	Reject	10/28/129
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/129/1</i>

7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/28/130
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/130/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/28/130/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/28/130/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/28/130/4</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/28/131
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/131/1</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/28/132
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/132/1</i>
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/28/133
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/133/1</i>
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/28/134
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/134/1</i>
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/28/135
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/135/1</i>
7.5.5.1iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/28/136
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/136/1</i>
7.5.5.1iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/28/137
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/137/1</i>
	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/28/137/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/28/137/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/28/137/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/28/137/5</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . .in the Low Density Residential Zone."	Oppose	Reject	10/28/138
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/138/1</i>

7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/28/139
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/139/1</i>
	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/28/139/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/28/139/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/28/139/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/28/139/5</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/28/140
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/140/1</i>
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/28/141
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/141/1</i>
	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/28/141/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/28/141/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/28/141/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/28/141/5</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/28/142
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/142/1</i>
	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/28/142/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/28/142/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/28/142/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/28/142/5</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause ( c ) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone . . . . "	Oppose	Reject	10/28/143
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/143/1</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/28/144
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/144/1</i>
7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/28/145
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/145/1</i>
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/28/146
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/146/1</i>

7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/28/147
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/147/1</i>
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/28/148
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/148/1</i>
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/28/149
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/149/1</i>
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/28/150
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/150/1</i>
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/28/151
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/151/1</i>
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/28/152
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/152/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/28/153
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/153/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/28/154
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/154/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/28/155
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/155/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/28/156
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/156/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/28/157
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/157/1</i>

7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/28/158
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/158/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c ) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/28/159
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/159/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/28/160
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/28/160/1</i>
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/28/161
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/161/1</i>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/28/162
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/162/1</i>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m2 in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/28/163
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/163/1</i>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/28/164
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/164/1</i>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/28/165
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/28/165/1</i>

Site Standard 7.5.5.1.xv	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/28/166
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/166/1</i>
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1 ( c) and (d) and clause 3.	Oppose	Reject	10/28/167
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/167/1</i>
Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/28/168
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/168/1</i>
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/28/169
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/169/1</i>
7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/28/170
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/170/1</i>
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/28/171
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/171/1</i>
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/28/172
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/172/1</i>
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/28/173
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/173/1</i>
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/28/174
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/28/174/1</i>

7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/28/175
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/28/175/1</b>
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/28/176
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/28/176/1</b>
Error	Error	Oppose	Reject	10/28/177
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/28/177/1</b>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/28/178
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/28/178/1</b>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c ) completely.	Oppose	Reject	10/28/179
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/28/179/1</b>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c ) to number 4 "General amenity values". It would read "(c ) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/28/180
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/28/180/1</b>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/28/181
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/28/181/1</b>
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/28/182
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/28/182/1</b>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/28/183
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/28/183/1</b>

7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/28/184
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/184/1</i>
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/28/185
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/185/1</i>
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/28/186
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/186/1</i>
7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/28/187
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/187/1</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/28/188
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/188/1</i>
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/28/189
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/28/189/1</i>

7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/28/190
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/28/190/1</b>
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/28/191
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/28/191/1</b>
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/28/192
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/28/192/1</b>
7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/28/193
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/28/193/1</b>
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/28/194
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/28/194/1</b>
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/28/195
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/28/195/1</b>

7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/28/196
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/28/196/1</b>
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/28/197
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/28/197/1</b>
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/28/198
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/28/198/1</b>
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/28/199
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/28/199/1</b>
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/28/200
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/28/200/1</b>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/28/201
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Partly Accept</b>	<b>10/28/201/1</b>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/28/202
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/28/202/1</b>

4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/28/203
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*Further Submissions - Brecon Street Partnership Ltd* *Support* *Reject* *10/28/203/1*

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**Name** *Wanaka 57 Ltd*

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

Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/29/1
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*Further Submissions - Domicile Development Limited* *Support* *Reject* *10/29/1/1*

*Maximum Mojo Holdings Limited* *Support* *Reject* *10/29/1/2*

*Queenstown Ventures Ltd* *Support* *Reject* *10/29/1/3*

*Scott Freeman Consulting Limited* *Support* *Reject* *10/29/1/4*

4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/29/2
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4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...] while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/29/3
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4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/29/4
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4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/29/5
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4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/29/6
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4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Reject	10/29/7
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4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/29/8
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4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/29/9
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/29/10
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/29/11
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/29/12
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements." Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns....", and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."	Oppose	Partly Accept	10/29/13
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/29/14
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/29/15
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. ". . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/29/16

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b) Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/29/17
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/29/18
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/29/19
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/29/20
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as an Objective 4 Implementation Method (i) District Plan "(e) Zoning for visitor accommodation and high density residential activities adjacent to urban centres and adjacent to transport routes."	Oppose	Partly Accept	10/29/21
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statements "of" and "and Wanaka" under the heading "Explanation and Principal Reasons for Adoption" of Objective 4. It would read "In addition to the above, the Council recognizes the longer term retail needs of the community as well as the need to protect and enhance the amenity values 'of' the Queenstown 'and Wanaka' Town Centres."	Oppose	Reject	10/29/22
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4 Implementation Methods (ii) Other Methods "(c) Promotion of public transport and/or mass transit services."	Oppose	Reject	10/29/23
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 5, Visitor Accommodation Activities, a new policy 5.1 " To provide areas for visitor accommodation to accommodate future growth in the visitor accommodation industry in order to generate the local and national economic and social benefits which derive from the visitor accommodation industry."	Oppose	Reject	10/29/24
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in Objective 5, Visitor Accommodation Activities, current policy 5.1 the statements "minimise" and "and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry" and remove the statement "avoid any". The current policy 5.1 becomes "5.2 To manage visitor accommodation to minimise adverse effects on the environment and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry."	Oppose	Reject	10/29/25
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and zones" in implementation method "(a) Provision for visitor accommodation sub-zones 'and zones'" of Objective 5 Visitor Accommodation Activities, Implementation Methods (i) District Plan.	Oppose	Reject	10/29/26

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

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	Oppose	Accept	10/29/32
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Accept</i>	<i>10/29/32/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/29/32/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/29/32/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	Oppose	Reject	10/29/33
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/29/33/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/29/33/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/29/33/3</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activates in manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/29/34
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Partly Supp</i>	<i>Reject</i>	<i>10/29/34/1</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/29/34/2</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/29/34/3</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/29/35
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/29/36
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/29/37

4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/29/38
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/29/39
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/29/40
Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/29/41
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/29/42
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town", "affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/29/43

7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/29/44
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/29/45
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/29/46
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/29/47
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/29/48
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/29/49
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/29/50

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/29/51
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/29/52
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/29/53
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/29/54
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Accept</i>	<i>10/29/54/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/29/54/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/29/54/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/29/54/4</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/29/55
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/29/56
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/29/57
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/29/57/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/29/57/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/29/57/3</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/29/58
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/29/59
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/29/60
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/29/61
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/29/62
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/29/62/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/29/62/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/29/62/3</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method ( c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/29/63
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/29/64

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/29/65
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/29/66
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/29/67
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/29/68
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/29/69
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/29/70
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/29/71
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/29/72
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/29/73

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/29/74
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/29/75
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/29/76
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/29/77
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/29/78
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/29/79
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/29/80
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/29/81

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/29/82
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/29/83
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/29/84
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/29/85
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/29/86
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/29/87
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/29/88
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/29/89

7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/29/90
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/29/91
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/29/92
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/29/93
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/29/94
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/29/95
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/29/96
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/29/97
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/29/98
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/29/99

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/29/100
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/29/101
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/29/102
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/29/103
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/29/104
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/29/105
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/29/106
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/29/107
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/29/108

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/29/109
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/29/110
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/29/111
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/29/111/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/29/111/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/29/111/3</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/29/112
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/29/113
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/29/114
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/29/115
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/29/116

7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/29/117
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/29/118
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/29/119
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/29/120
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/29/121
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/29/122
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/29/123
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/29/124

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/29/125
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/29/126
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/29/127
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/29/128
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . . "	Oppose	Reject	10/29/129
7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/29/130
<i>Further Submissions - Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/29/130/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/29/130/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/29/130/3</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/29/131
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/29/132
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/29/133
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/29/134

7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/29/135
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/29/136
7.5.5.1.v Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/29/137
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/29/137/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/29/137/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/29/137/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/29/137/4</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . . in the Low Density Residential Zone."	Oppose	Reject	10/29/138
7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/29/139
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/29/139/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/29/139/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/29/139/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/29/139/4</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/29/140
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/29/141
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/29/141/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/29/141/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/29/141/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/29/141/4</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/29/142
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/29/142/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/29/142/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/29/142/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/29/142/4</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (c) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/29/143
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/29/144

7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/29/145
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/29/146
7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/29/147
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/29/148
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/29/149
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/29/150
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/29/151
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/29/152
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/29/153
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/29/154
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/29/155
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/29/156
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/29/157

7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/29/158
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c ) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/29/159
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/29/160
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/29/161
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/29/162
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m2 in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/29/163
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/29/164
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/29/165
Site Standard 7.5.5.1.xvi	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/29/166
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1( c) and (d) and clause 3.	Oppose	Reject	10/29/167

Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/29/168
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/29/169
7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/29/170
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/29/171
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/29/172
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/29/173
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/29/174
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/29/175
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/29/176
Error	Error	Oppose	Reject	10/29/177

7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/29/178
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c ) completely.	Oppose	Reject	10/29/179
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c ) to number 4 "General amenity values". It would read "(c ) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/29/180
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/29/181
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/29/182
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/29/183
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/29/184
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/29/185
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/29/186

7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/29/187
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/29/188
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/29/189
7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/29/190
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/29/191
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/29/192

7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/29/193
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.i.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/29/194
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/29/195
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/29/196
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/29/197
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/29/198

7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/29/199
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/29/200
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/29/201
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/29/202
4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/29/203

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<i>Name</i>	<i>Watertight Investments Limited</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/30/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/30/1/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/30/1/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/30/1/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/30/1/4</i>
4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/30/2
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...]" while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/30/3

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/30/4
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/30/5
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/30/6
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Reject	10/30/7
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/30/8
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/30/9
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/30/10
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/30/11
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/30/12

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements." Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns..." , and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."	Oppose	Partly Accept	10/30/13
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/30/14
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/30/15
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/30/16
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b) Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/30/17
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/30/18
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/30/19
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/30/20

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as an Objective 4 Implementation Method (i) District Plan "(e) Zoning for visitor accommodation and high density residential activities adjacent to urban centres and adjacent to transport routes."	Oppose	Partly Accept	10/30/21
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statements "of" and "and Wanaka" under the heading "Explanation and Principal Reasons for Adoption" of Objective 4. It would read "In addition to the above, the Council recognizes the longer term retail needs of the community as well as the need to protect and enhance the amenity values 'of' the Queenstown 'and Wanaka' Town Centres."	Oppose	Reject	10/30/22
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4 Implementation Methods (ii) Other Methods "(c) Promotion of public transport and/or mass transit services."	Oppose	Reject	10/30/23
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 5, Visitor Accommodation Activities, a new policy 5.1 " To provide areas for visitor accommodation to accommodate future growth in the visitor accommodation industry in order to generate the local and national economic and social benefits which derive from the visitor accommodation industry."	Oppose	Reject	10/30/24
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in Objective 5, Visitor Accommodation Activities, current policy 5.1 the statements "minimise" and "and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry" and remove the statement "avoid any". The current policy 5.1 becomes "5.2 To manage visitor accommodation to minimise adverse effects on the environment and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry."	Oppose	Reject	10/30/25
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and zones" in implementation method "(a) Provision for visitor accommodation sub-zones 'and zones'" of Objective 5 Visitor Accommodation Activities, Implementation Methods (i) District Plan.	Oppose	Reject	10/30/26
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution under the heading "Explanation and Principal Reasons for Adoption" of Objective 5 the removal and addition of statements. Addition of "and the nationally important role the District plays in helping generate economic growth for New Zealand" and "The", as well as "needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring". Removal of "The Act requires the" and "any such". So that the paragraph becomes "The value of the visitor industry to the District and the nationally important role the District plays in helping generate economic growth for New Zealand is recognised and is a major factor in generating urban growth in terms of the demand it places on infrastructure, the need for housing and the extent of retail expenditure. The Council needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring that the adverse effects of increases in visitor accommodation are avoided, remedied or mitigated."	Oppose	Reject	10/30/27

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

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in a manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/30/34
<i>Further Submissions - Maximum Mojo Holdings Limited</i>			<i>Partly Supp Reject</i>	<i>10/30/34/1</i>
<i>Queenstown Ventures Ltd</i>			<i>Partly Supp Reject</i>	<i>10/30/34/2</i>
<i>Scott Freeman Consulting Limited</i>			<i>Partly Supp Reject</i>	<i>10/30/34/3</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/30/35
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/30/36
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/30/37
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/30/38
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/30/39
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/30/40

Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/30/41
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/30/42
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town", "affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/30/43
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/30/44
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/30/45
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/30/46

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/30/47
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/30/48
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/30/49
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/30/50
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/30/51
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/30/52
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/30/53
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/30/54

<b>Further Submissions - Domicile Development Limited</b>	<i>Support</i>	<i>Accept</i>	<i>10/30/54/1</i>
<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/30/54/2</i>
<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/30/54/3</i>
<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/30/54/4</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/30/55
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/30/56
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/30/57
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/30/57/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/30/57/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/30/57/3</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/30/58
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/30/59
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/30/60
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/30/61
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/30/62
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/30/62/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/30/62/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/30/62/3</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method ( c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/30/63
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/30/64
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/30/65
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/30/66
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/30/67
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/30/68
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/30/69

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/30/70
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/30/71
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/30/72
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/30/73
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/30/74
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/30/75
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/30/76
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/30/77
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/30/78
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/30/79

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/30/80
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/30/81
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/30/82
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/30/83
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/30/84
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/30/85
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/30/86

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/30/87
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/30/88
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/30/89
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/30/90
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/30/91
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/30/92
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/30/93
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/30/94
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/30/95
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/30/96
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/30/97

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/30/98
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/30/99
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/30/100
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/30/101
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/30/102
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/30/103
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/30/104
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/30/105
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/30/106

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/30/107
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/30/108
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/30/109
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/30/110
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/30/111
<i>Further Submissions - Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/30/111/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/30/111/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/30/111/3</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/30/112
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/30/113
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/30/114
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/30/115
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/30/116

7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/30/117
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/30/118
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/30/119
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/30/120
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/30/121
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/30/122
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/30/123
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/30/124

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/30/125
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/30/126
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/30/127
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/30/128
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . . "	Oppose	Reject	10/30/129
7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/30/130
<b><i>Further Submissions - Maximum Mojo Holdings Limited</i></b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/30/130/1</i>
<b><i>Queenstown Ventures Ltd</i></b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/30/130/2</i>
<b><i>Scott Freeman Consulting Limited</i></b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/30/130/3</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/30/131
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/30/132
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/30/133
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/30/134

7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/30/135
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/30/136
7.5.5.1.v Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/30/137
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/30/137/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/30/137/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/30/137/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/30/137/4</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . . in the Low Density Residential Zone."	Oppose	Reject	10/30/138
7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/30/139
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/30/139/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/30/139/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/30/139/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/30/139/4</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/30/140
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/30/141
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/30/141/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/30/141/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/30/141/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/30/141/4</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/30/142
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/30/142/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/30/142/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/30/142/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/30/142/4</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (c) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/30/143
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/30/144

7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/30/145
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/30/146
7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/30/147
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/30/148
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/30/149
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/30/150
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/30/151
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/30/152
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/30/153
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/30/154
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/30/155
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/30/156
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/30/157

7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/30/158
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c ) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/30/159
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/30/160
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/30/161
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/30/162
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m2 in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/30/163
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/30/164
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/30/165
Site Standard 7.5.5.1.xv	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/30/166
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1( c) and (d) and clause 3.	Oppose	Reject	10/30/167

Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/30/168
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/30/169
7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/30/170
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/30/171
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/30/172
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/30/173
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/30/174
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/30/175
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/30/176
Error	Error	Oppose	Reject	10/30/177

7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/30/178
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c ) completely.	Oppose	Reject	10/30/179
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c ) to number 4 "General amenity values". It would read "(c ) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/30/180
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/30/181
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/30/182
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/30/183
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/30/184
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/30/185
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/30/186

7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/30/187
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/30/188
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/30/189
7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/30/190
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/30/191
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/30/192

7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/30/193
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.i.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/30/194
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/30/195
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/30/196
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/30/197
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/30/198

7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/30/199
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/30/200
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/30/201
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/30/202
4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/30/203

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<i>Name</i>	<i>Wimbledon Investments Ltd</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Reccommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/31/1
<i>Further Submissions - Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/31/1/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/31/1/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/31/1/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/31/1/4</i>
4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/31/2
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...]" while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/31/3

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/31/4
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/31/5
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/31/6
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Reject	10/31/7
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/31/8
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/31/9
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/31/10
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/31/11
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/31/12

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements." Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns..." , and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."	Oppose	Partly Accept	10/31/13
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/31/14
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/31/15
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/31/16
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b) Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/31/17
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/31/18
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/31/19
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/31/20

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as an Objective 4 Implementation Method (i) District Plan "(e) Zoning for visitor accommodation and high density residential activities adjacent to urban centres and adjacent to transport routes."	Oppose	Partly Accept	10/31/21
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statements "of" and "and Wanaka" under the heading "Explanation and Principal Reasons for Adoption" of Objective 4. It would read "In addition to the above, the Council recognizes the longer term retail needs of the community as well as the need to protect and enhance the amenity values 'of' the Queenstown 'and Wanaka' Town Centres."	Oppose	Reject	10/31/22
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4 Implementation Methods (ii) Other Methods "(c) Promotion of public transport and/or mass transit services."	Oppose	Reject	10/31/23
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 5, Visitor Accommodation Activities, a new policy 5.1 " To provide areas for visitor accommodation to accommodate future growth in the visitor accommodation industry in order to generate the local and national economic and social benefits which derive from the visitor accommodation industry."	Oppose	Reject	10/31/24
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in Objective 5, Visitor Accommodation Activities, current policy 5.1 the statements "minimise" and "and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry" and remove the statement "avoid any". The current policy 5.1 becomes "5.2 To manage visitor accommodation to minimise adverse effects on the environment and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry."	Oppose	Reject	10/31/25
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and zones" in implementation method "(a) Provision for visitor accommodation sub-zones 'and zones'" of Objective 5 Visitor Accommodation Activities, Implementation Methods (i) District Plan.	Oppose	Reject	10/31/26
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution under the heading "Explanation and Principal Reasons for Adoption" of Objective 5 the removal and addition of statements. Addition of "and the nationally important role the District plays in helping generate economic growth for New Zealand" and "The", as well as "needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring". Removal of "The Act requires the" and "any such". So that the paragraph becomes "The value of the visitor industry to the District and the nationally important role the District plays in helping generate economic growth for New Zealand is recognised and is a major factor in generating urban growth in terms of the demand it places on infrastructure, the need for housing and the extent of retail expenditure. The Council needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring that the adverse effects of increases in visitor accommodation are avoided, remedied or mitigated."	Oppose	Reject	10/31/27

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

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in a manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/31/34
<i>Further Submissions - Maximum Mojo Holdings Limited</i>			<i>Partly Supp Reject</i>	<i>10/31/34/1</i>
	<i>Queenstown Ventures Ltd</i>		<i>Partly Supp Reject</i>	<i>10/31/34/2</i>
	<i>Scott Freeman Consulting Limited</i>		<i>Partly Supp Reject</i>	<i>10/31/34/3</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/31/35
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/31/36
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/31/37
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/31/38
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/31/39
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/31/40

Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/31/41
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/31/42
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town", "affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/31/43
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/31/44
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/31/45
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/31/46

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/31/47
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/31/48
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/31/49
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/31/50
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/31/51
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/31/52
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/31/53
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/31/54

<b>Further Submissions - Domicile Development Limited</b>	<i>Support</i>	<i>Accept</i>	<i>10/31/54/1</i>
<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/31/54/2</i>
<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Accept</i>	<i>10/31/54/3</i>
<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Accept</i>	<i>10/31/54/4</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/31/55
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/31/56
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/31/57
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/31/57/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/31/57/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/31/57/3</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/31/58
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/31/59
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/31/60
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/31/61
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/31/62
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/31/62/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/31/62/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/31/62/3</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method ( c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/31/63
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/31/64
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/31/65
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/31/66
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/31/67
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/31/68
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/31/69

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/31/70
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/31/71
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/31/72
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/31/73
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/31/74
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/31/75
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/31/76
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/31/77
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/31/78
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/31/79

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/31/80
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/31/81
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/31/82
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/31/83
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/31/84
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/31/85
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/31/86

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/31/87
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/31/88
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/31/89
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/31/90
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/31/91
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/31/92
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/31/93
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/31/94
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/31/95
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/31/96
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/31/97

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/31/98
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/31/99
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/31/100
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/31/101
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/31/102
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/31/103
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/31/104
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/31/105
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/31/106

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/31/107
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/31/108
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/31/109
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/31/110
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/31/111
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/31/111/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/31/111/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/31/111/3</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/31/112
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/31/113
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/31/114
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/31/115
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/31/116

7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/31/117
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/31/118
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/31/119
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/31/120
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/31/121
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/31/122
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/31/123
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/31/124

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/31/125
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/31/126
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/31/127
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/31/128
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . . "	Oppose	Reject	10/31/129
7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/31/130
<b>Further Submissions - Maximum Mojo Holdings Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/31/130/1</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/31/130/2</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/31/130/3</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/31/131
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/31/132
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/31/133
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/31/134

7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/31/135
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/31/136
7.5.5.1.v Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/31/137
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/31/137/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/31/137/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/31/137/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/31/137/4</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . . in the Low Density Residential Zone."	Oppose	Reject	10/31/138
7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/31/139
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Reject</i>	<i>10/31/139/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/31/139/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/31/139/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/31/139/4</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/31/140
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/31/141
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/31/141/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/31/141/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/31/141/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/31/141/4</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/31/142
<b>Further Submissions - Domicile Development Limited</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/31/142/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/31/142/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/31/142/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/31/142/4</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (c) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/31/143
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/31/144

7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/31/145
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/31/146
7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/31/147
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/31/148
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/31/149
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/31/150
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/31/151
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/31/152
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/31/153
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/31/154
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/31/155
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/31/156
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/31/157

7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/31/158
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c ) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/31/159
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/31/160
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/31/161
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/31/162
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m2 in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/31/163
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/31/164
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/31/165
Site Standard 7.5.5.1.xvi	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/31/166
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1( c) and (d) and clause 3.	Oppose	Reject	10/31/167

Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/31/168
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/31/169
7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/31/170
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/31/171
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/31/172
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/31/173
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/31/174
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/31/175
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/31/176
Error	Error	Oppose	Reject	10/31/177

7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/31/178
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c ) completely.	Oppose	Reject	10/31/179
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c ) to number 4 "General amenity values". It would read "(c ) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/31/180
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/31/181
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/31/182
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/31/183
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/31/184
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/31/185
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/31/186

7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/31/187
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/31/188
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/31/189
7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/31/190
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/31/191
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/31/192

7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/31/193
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.i.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/31/194
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/31/195
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/31/196
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/31/197
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/31/198

7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/31/199
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/31/200
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/31/201
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/31/202
4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/31/203

<i>Name</i>	<i>595 Frankton Road Partnership</i>			
<i>Plan Provision</i>	<i>Decision Requested</i>	<i>Position</i>	<i>Recommendation</i>	<i>SubNo.</i>
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/32/1
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/1/1</i>
	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/32/1/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/32/1/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/32/1/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/32/1/5</i>
4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/32/2
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/2/1</i>
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...]" while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/32/3
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/3/1</i>
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/32/4
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/4/1</i>
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/32/5
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/5/1</i>
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/32/6
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/6/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Accept	10/32/7
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/32/7/1</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/32/8
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/8/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/32/9
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/32/9/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/32/10
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/10/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/32/11
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/11/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/32/12
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/12/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements." Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns...." , and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."	Oppose	Partly Accept	10/32/13
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/13/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/32/14
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/32/14/1</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/32/15
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/32/15/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. ". . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/32/16
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/16/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b)Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/32/17
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/17/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/32/18
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/32/18/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/32/19
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/19/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/32/20
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/32/20/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as an Objective 4 Implementation Method (i) District Plan "(e) Zoning for visitor accommodation and high density residential activities adjacent to urban centres and adjacent to transport routes."	Oppose	Partly Accept	10/32/21
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/21/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statements "of" and "and Wanaka" under the heading "Explanation and Principal Reasons for Adoption" of Objective 4. It would read "In addition to the above, the Council recognizes the longer term retail needs of the community as well as the need to protect and enhance the amenity values 'of' the Queenstown 'and Wanaka' Town Centres."	Oppose	Reject	10/32/22
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/22/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4 Implementation Methods (ii) Other Methods "(c) Promotion of public transport and/or mass transit services."	Oppose	Reject	10/32/23
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/23/1</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 5, Visitor Accommodation Activities, a new policy 5.1 " To provide areas for visitor accommodation to accommodate future growth in the visitor accommodation industry in order to generate the local and national economic and social benefits which derive from the visitor accommodation industry."	Oppose	Reject	10/32/24
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/24/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in Objective 5, Visitor Accommodation Activities, current policy 5.1 the statements "minimise" and "and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry" and remove the statement "avoid any". The current policy 5.1 becomes "5.2 To manage visitor accommodation to minimise adverse effects on the environment and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry."	Oppose	Reject	10/32/25
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/25/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and zones" in implementation method "(a) Provision for visitor accommodation sub-zones 'and zones'" of Objective 5 Visitor Accommodation Activities, Implementation Methods (i) District Plan.	Oppose	Reject	10/32/26
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/26/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution under the heading "Explanation and Principal Reasons for Adoption" of Objective 5 the removal and addition of statements. Addition of "and the nationally important role the District plays in helping generate economic growth for New Zealand" and "The", as well as "needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring". Removal of "The Act requires the" and "any such". So that the paragraph becomes "The value of the visitor industry to the District and the nationally important role the District plays in helping generate economic growth for New Zealand is recognised and is a major factor in generating urban growth in terms of the demand it places on infrastructure, the need for housing and the extent of retail expenditure. The Council needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring that the adverse effects of increases in visitor accommodation are avoided, remedied or mitigated."	Oppose	Reject	10/32/27
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/27/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	Oppose	Reject	10/32/28
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/28/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/28/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/28/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/28/4</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	Oppose	Reject	10/32/29
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/29/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/29/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/29/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/29/4</i>

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

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. It would read "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations. Extensive research into alternative options for the airport operation has been completed and these demonstrate unequivocally that the airport should remain on its current site. Frankton is a preferred location for new school facilities. Reviews by the Ministry of Education conclude that a new primary school is needed in the area. A secondary school is also anticipated in the area. Expansion of industrial activity at Frankton is possible in a manner which does not detract from the amenities of other uses or the surrounding natural and physical resources. The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in a manner which will not undermine the vitality of Queenstown Town Centre. It is recognised that Frankton is located at a central point in terms of the arterial road network and as such development can take place in a manner which can be efficiently accessed. The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	Oppose	Reject	10/32/34
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/34/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/32/34/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/32/34/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Partly Supp</i>	<i>Reject</i>	<i>10/32/34/4</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	Oppose	Reject	10/32/35
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/35/1</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	Oppose	Reject	10/32/36
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/36/1</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/32/37
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/37/1</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/32/38
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/38/1</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/32/39
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/32/39/1</i>

4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/32/40
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/32/40/1</i>
Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/32/41
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/41/1</i>
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/32/42
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/32/42/1</i>
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town", "affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/32/43
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/43/1</i>
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/32/44
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/44/1</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/32/45
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/45/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/32/46
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/46/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/32/47
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/47/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/32/48
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/48/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/32/49
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/49/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/32/50
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/50/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/32/51
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/51/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/32/52
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/32/52/1</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/32/53
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/32/53/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/32/54
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/32/54/1</i>
<i>Domicile Development Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/32/54/2</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/32/54/3</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/32/54/4</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/32/54/5</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/32/55
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/55/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/32/56
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/32/56/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/32/57
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/57/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/57/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/57/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/57/4</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/32/58
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/32/58/1</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/32/59
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/59/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/32/60
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/60/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/32/61
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/61/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/32/62
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/62/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/62/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/62/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/62/4</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method ( c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/32/63
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/63/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/32/64
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/64/1</i>

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/32/65
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/65/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/32/66
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/32/66/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/32/67
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/32/67/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/32/68
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/32/68/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/32/69
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/32/69/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/32/70
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/32/70/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/32/71
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/71/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/32/72
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/32/72/1</i>

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/32/73
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/32/73/1</b>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/32/74
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Partly Accept</b>	<b>10/32/74/1</b>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/32/75
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/32/75/1</b>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/32/76
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/32/76/1</b>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/32/77
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Partly Accept</b>	<b>10/32/77/1</b>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/32/78
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Partly Accept</b>	<b>10/32/78/1</b>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/32/79
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/32/79/1</b>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/32/80
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/32/80/1</b>

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/32/81
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/81/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/32/82
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/32/82/1</i>
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/32/83
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/83/1</i>
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/32/84
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/84/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/32/85
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/32/85/1</i>

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/32/86
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/32/86/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/32/87
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/32/87/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/32/88
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/32/88/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/32/89
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/32/89/1</i>
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/32/90
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/32/90/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/32/91
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/91/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/32/92
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/32/92/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/32/93
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/32/93/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/32/94
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/94/1</i>

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/32/95
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/95/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/32/96
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/32/96/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/32/97
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/32/97/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/32/98
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/98/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/32/99
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/99/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/32/100
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/100/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/32/101
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/101/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/32/102
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/102/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/32/103
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/103/1</i>

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/32/104
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/32/104/1</b>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/32/105
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/32/105/1</b>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/32/106
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/32/106/1</b>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/32/107
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/32/107/1</b>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/32/108
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/32/108/1</b>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/32/109
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/32/109/1</b>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/32/110
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/32/110/1</b>

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/32/111
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/111/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/32/111/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/32/111/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/32/111/4</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/32/112
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/112/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/32/113
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/32/113/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/32/114
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/32/114/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/32/115
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/32/115/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/32/116
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/116/1</i>
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/32/117
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/117/1</i>

7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/32/118
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/118/1</i>
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/32/119
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/32/119/1</i>
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/32/120
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/120/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/32/121
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/32/121/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/32/122
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/32/122/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/32/123
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/123/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/32/124
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/124/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/32/125
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/125/1</i>

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/32/126
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/126/1</i>
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/32/127
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/127/1</i>
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/32/128
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/128/1</i>
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . . "	Oppose	Reject	10/32/129
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/129/1</i>
7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/32/130
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/130/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/130/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/130/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/130/4</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/32/131
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/131/1</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/32/132
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/132/1</i>
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/32/133
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/133/1</i>

7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/32/134
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/134/1</i>
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/32/135
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/135/1</i>
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/32/136
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/136/1</i>
7.5.5.1.iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/32/137
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/137/1</i>
<i>Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/137/2</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/137/3</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/137/4</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/137/5</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . . in the Low Density Residential Zone."	Oppose	Reject	10/32/138
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/138/1</i>
7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/32/139
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/139/1</i>
<i>Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/139/2</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/139/3</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/139/4</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/32/139/5</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/32/140
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/140/1</i>
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/32/141
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/141/1</i>
<i>Domicile Development Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/141/2</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/141/3</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/141/4</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/141/5</i>

7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/32/142
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/142/1</i>
	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/32/142/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/32/142/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/32/142/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/32/142/5</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause ( c ) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone . . . . "	Oppose	Reject	10/32/143
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/143/1</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/32/144
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/144/1</i>
7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/32/145
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/145/1</i>
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/32/146
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/146/1</i>
7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/32/147
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/147/1</i>
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/32/148
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/148/1</i>
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/32/149
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/149/1</i>
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/32/150
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/150/1</i>
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/32/151
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/151/1</i>

7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/32/152
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/152/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/32/153
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/153/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/32/154
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/154/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/32/155
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/155/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/32/156
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/156/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/32/157
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/157/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/32/158
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/158/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c ) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/32/159
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/159/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/32/160
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/160/1</i>
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/32/161
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/161/1</i>

Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/32/162
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/32/162/1</b>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m2 in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/32/163
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/32/163/1</b>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/32/164
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/32/164/1</b>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/32/165
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/32/165/1</b>
Site Standard 7.5.5.1.xv	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/32/166
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/32/166/1</b>
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1( c) and (d) and clause 3.	Oppose	Reject	10/32/167
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/32/167/1</b>
Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/32/168
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/32/168/1</b>
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/32/169
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/32/169/1</b>

7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/32/170
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/170/1</i>
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/32/171
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/171/1</i>
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/32/172
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/172/1</i>
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/32/173
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/173/1</i>
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/32/174
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/174/1</i>
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1( c) and (d) and clause 3.	Oppose	Reject	10/32/175
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/175/1</i>
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/32/176
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/176/1</i>
Error	Error	Oppose	Reject	10/32/177
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/177/1</i>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/32/178
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/178/1</i>

7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c ) completely.	Oppose	Reject	10/32/179
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/32/179/1</b>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c ) to number 4 "General amenity values". It would read "(c ) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/32/180
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/32/180/1</b>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/32/181
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/32/181/1</b>
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/32/182
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/32/182/1</b>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/32/183
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/32/183/1</b>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/32/184
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/32/184/1</b>
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/32/185
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/32/185/1</b>
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/32/186
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/32/186/1</b>

7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/32/187
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/32/187/1</b>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/32/188
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/32/188/1</b>
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/32/189
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/32/189/1</b>
7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/32/190
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/32/190/1</b>
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/32/191
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/32/191/1</b>
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/32/192
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/32/192/1</b>

7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/32/193
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/32/193/1</b>
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/32/194
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/32/194/1</b>
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/32/195
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/32/195/1</b>
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/32/196
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/32/196/1</b>
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/32/197
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/32/197/1</b>
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/32/198
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/32/198/1</b>

7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/32/199
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/32/199/1</i>
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/32/200
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/32/200/1</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/32/201
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/32/201/1</i>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/32/202
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/32/202/1</i>
4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/32/203
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/32/203/1</i>

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**Name** *Bowen Street Enterprises Limited*

<b>Plan Provision</b>	<b>Decision Requested</b>	<b>Position</b>	<b>Reccommendation</b>	<b>SubNo.</b>
Plan Change 10 In Its Entirety	That Plan Change 10 be withdrawn or cancelled.	Oppose	Reject	10/33/1
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/1/1</i>
<i>Domicile Development Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/1/2</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/1/3</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/1/4</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/1/5</i>
4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	Oppose	Reject	10/33/2
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/2/1</i>

4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...] while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	Oppose	Reject	10/33/3
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/3/1</i>
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to re write the second bullet point under the "principle issues identified" so that it reads as follows: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and locational factors."	Oppose	Reject	10/33/4
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/4/1</i>
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	Oppose	Reject	10/33/5
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/5/1</i>
4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	Oppose	Reject	10/33/6
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/6/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas", from Objective 1, Implementation Methods, (i) District Plan.	Oppose	Accept	10/33/7
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/7/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation," under Objective 2, Existing Urban Areas and Communities.	Oppose	Reject	10/33/8
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/8/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres," under Objective 2, Existing Urban Areas and Communities.	Oppose	Accept	10/33/9
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/9/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development," under Objective 2, Implementation Methods.	Oppose	Reject	10/33/10
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/10/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced," under Objective 2, Implementation Methods.	Oppose	Reject	10/33/11
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/11/1</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	Oppose	Reject	10/33/12
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/12/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording in Objective 2 under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements." Under this same heading the Submitter would also like to include the statement "low density" in the sentence "The 'low density' residential areas of the District in both large and small towns..." , and add the following as the last sentence under this heading " Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas."	Oppose	Partly Accept	10/33/13
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/13/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	Oppose	Accept	10/33/14
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/14/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	Oppose	Accept	10/33/15
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/15/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. ". . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	Oppose	Reject	10/33/16
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/16/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b)Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	Oppose	Reject	10/33/17
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/17/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	Oppose	Accept	10/33/18
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/18/1</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	Oppose	Reject	10/33/19
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/19/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	Oppose	Accept	10/33/20
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/33/20/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as an Objective 4 Implementation Method (i) District Plan "(e) Zoning for visitor accommodation and high density residential activities adjacent to urban centres and adjacent to transport routes."	Oppose	Partly Accept	10/33/21
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/21/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statements "of" and "and Wanaka" under the heading "Explanation and Principal Reasons for Adoption" of Objective 4. It would read "In addition to the above, the Council recognizes the longer term retail needs of the community as well as the need to protect and enhance the amenity values 'of' the Queenstown 'and Wanaka' Town Centres."	Oppose	Reject	10/33/22
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/22/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4 Implementation Methods (ii) Other Methods "(c) Promotion of public transport and/or mass transit services."	Oppose	Reject	10/33/23
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/23/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 5, Visitor Accommodation Activities, a new policy 5.1 " To provide areas for visitor accommodation to accommodate future growth in the visitor accommodation industry in order to generate the local and national economic and social benefits which derive from the visitor accommodation industry."	Oppose	Reject	10/33/24
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/24/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in Objective 5, Visitor Accommodation Activities, current policy 5.1 the statements "minimise" and "and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry" and remove the statement "avoid any". The current policy 5.1 becomes "5.2 To manage visitor accommodation to minimise adverse effects on the environment and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry."	Oppose	Reject	10/33/25
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/25/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and zones" in implementation method "(a) Provision for visitor accommodation sub-zones 'and zones'" of Objective 5 Visitor Accommodation Activities, Implementation Methods (i) District Plan.	Oppose	Reject	10/33/26
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/26/1</i>

4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution under the heading "Explanation and Principal Reasons for Adoption" of Objective 5 the removal and addition of statements. Addition of "and the nationally important role the District plays in helping generate economic growth for New Zealand" and "The", as well as "needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring". Removal of "The Act requires the" and "any such". So that the paragraph becomes "The value of the visitor industry to the District and the nationally important role the District plays in helping generate economic growth for New Zealand is recognised and is a major factor in generating urban growth in terms of the demand it places on infrastructure, the need for housing and the extent of retail expenditure. The Council needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring that the adverse effects of increases in visitor accommodation are avoided, remedied or mitigated."	Oppose	Reject	10/33/27
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/27/1</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	Oppose	Reject	10/33/28
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/28/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/28/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/28/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/28/4</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	Oppose	Reject	10/33/29
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/29/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/29/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/29/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/29/4</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	Oppose	Reject	10/33/30
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/30/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/33/30/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/33/30/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Oppose</i>	<i>Accept</i>	<i>10/33/30/4</i>
4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	Oppose	Reject	10/33/31
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/31/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Partly Supp</i>	<i>Reject</i>	<i>10/33/31/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Partly Supp</i>	<i>Reject</i>	<i>10/33/31/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Partly Supp</i>	<i>Reject</i>	<i>10/33/31/4</i>

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

4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated, so it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	Oppose	Reject	10/33/37
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/37/1</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	Oppose	Reject	10/33/38
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/38/1</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	Oppose	Accept	10/33/39
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/39/1</i>
4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated, so it would read, "Protection of the amenity of the 'low density' residential areas."	Oppose	Accept	10/33/40
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/40/1</i>
Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission	Oppose	Partly Accept	10/33/41
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/41/1</i>
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." with the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	Oppose	Accept	10/33/42
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/42/1</i>
7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town" ,"affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	Oppose	Partly Accept	10/33/43
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/43/1</i>

7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being," with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments." The Submitter also seeks addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity. The Submitter also seeks inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	Oppose	Partly Accept	10/33/44
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/44/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, so that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	Oppose	Reject	10/33/45
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/45/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1, so that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	Oppose	Reject	10/33/46
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/46/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	Oppose	Reject	10/33/47
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/47/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	Oppose	Reject	10/33/48
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/48/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4, so that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	Oppose	Reject	10/33/49
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/49/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan, so that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	Oppose	Reject	10/33/50
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/50/1</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading Explanation and Principal Reasons for Adoptions. It would read "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities. While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development. The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity. The Council seeks to achieve urban consolidation. As such the objectives and policies do not impact on the form of development to the extent the effects on specific resources and amenities (eg landscape amenities) are anticipated and managed. Refer also to Part 6.	Oppose	Reject	10/33/51
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/51/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	Oppose	Accept	10/33/52
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/33/52/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3.2. It would read "To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas.	Oppose	Accept	10/33/53
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/33/53/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	Oppose	Accept	10/33/54
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/33/54/1</i>
<i>Domicile Development Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/54/2</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/54/3</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/54/4</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/54/5</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	Oppose	Reject	10/33/55
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/55/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	Oppose	Accept	10/33/56
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/33/56/1</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	Oppose	Reject	10/33/57
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/57/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/33/57/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/33/57/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/33/57/4</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	Oppose	Accept	10/33/58
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/33/58/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	Oppose	Reject	10/33/59
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/59/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	Oppose	Reject	10/33/60
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/60/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	Oppose	Reject	10/33/61
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/61/1</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	Oppose	Reject	10/33/62
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/62/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/33/62/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/33/62/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/33/62/4</i>
7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method ( c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	Oppose	Reject	10/33/63
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/63/1</i>

7.1.3 District Wide Residential Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. The second paragraph would read "The Plan acknowledges the practical requirement of visitor accommodation and the historical development of that activity within the residential areas, particularly close to the main town centres and fronting main roads. It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling. The last paragraph would read "It is recognised non-residential activities have the potential to create adverse effects in respect of matters such as noise and hours of operation. A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	Oppose	Reject	10/33/64
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/64/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that issue 7.1.4.1 is replaced in full by the following text: "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	Oppose	Partly Accept	10/33/65
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/65/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	Oppose	Accept	10/33/66
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/66/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend 7.1.4.2 Objectives and Policies, Policy 1, to read "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	Oppose	Accept	10/33/67
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/67/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	Oppose	Accept	10/33/68
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/68/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	Oppose	Accept	10/33/69
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/69/1</i>

7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	Oppose	Accept	10/33/70
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/33/70/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Reject	10/33/71
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/71/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	Oppose	Accept	10/33/72
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/33/72/1</i>
7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	Oppose	Reject	10/33/73
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/73/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development.	Oppose	Partly Accept	10/33/74
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/74/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	Oppose	Accept	10/33/75
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/33/75/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	Oppose	Reject	10/33/76
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/76/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policies 1 and 2 of Objective 2. It would read "1. To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/33/77
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/77/1</i>

7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	Oppose	Partly Accept	10/33/78
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/78/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to: - Where practical incorporate existing significant vegetation and landforms. - Effectively cater for traffic, parking and servicing.	Oppose	Reject	10/33/79
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/79/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove Policy 4 of Objective 2 in its entirety.	Oppose	Reject	10/33/80
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/80/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to reword "Objective 3: Vitality of Urban Centres". It would read "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle. 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres. 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way. Explanation and reasons for adoption. By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	Oppose	Partly Accept	10/33/81
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/81/1</i>
7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks to amend Implementation Method (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	Oppose	Accept	10/33/82
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/33/82/1</i>
7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace paragraph under 7.2.1 as follows: "Queenstown comprises Sunshine Bay-Fernhill, Queenstown Bay, Frankton Road, Frankton and Kelvin Peninsula. These areas contain almost half the District's population and the greater portion of its housing. The residential areas of Queenstown are characterised by mountains. Access to these views is a result of the natural topography and the development standards that have been applied. The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. Part of the residential area is zoned for higher density development in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development."	Oppose	Partly Accept	10/33/83
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/83/1</i>

7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraphs under the heading "High Density Residential Areas". It would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes. Redevelopments in the High Density Residential Zone are having significant impact on the character, scale and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/33/84
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/84/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	Oppose	Accept	10/33/85
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/85/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	Oppose	Accept	10/33/86
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/86/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	Oppose	Accept	10/33/87
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/87/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	Oppose	Accept	10/33/88
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/88/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	Oppose	Accept	10/33/89
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/89/1</i>
7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	Oppose	Accept	10/33/90
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/90/1</i>

7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise," instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	Oppose	Reject	10/33/91
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/91/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	Oppose	Accept	10/33/92
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/92/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	Oppose	Accept	10/33/93
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/93/1</i>
7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	Oppose	Reject	10/33/94
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/94/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	Oppose	Partly Accept	10/33/95
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/95/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 2 to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Accept	10/33/96
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/96/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	Oppose	Accept	10/33/97
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/97/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas....."	Oppose	Reject	10/33/98
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/98/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	Oppose	Reject	10/33/99
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/99/1</i>

7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre adjacent to transport routes, near the airport, and in new areas of residential development."	Oppose	Partly Accept	10/33/100
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/100/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	Oppose	Reject	10/33/101
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/101/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	Oppose	Partly Accept	10/33/102
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/102/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	Oppose	Reject	10/33/103
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/103/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	Oppose	Accept	10/33/104
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/104/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	Oppose	Reject	10/33/105
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/105/1</i>
7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for an increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations".	Oppose	Reject	10/33/106
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/106/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	Oppose	Accept	10/33/107
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/107/1</i>

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity in the low density residential areas' characterised by low building coverage and building height, but with opportunity for variety in building design and style."	Oppose	Accept	10/33/108
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/33/108/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	Oppose	Reject	10/33/109
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/109/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	Oppose	Accept	10/33/110
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/33/110/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local needs prevails for non-residential activities ancillary to the surrounding residential environment."	Oppose	Reject	10/33/111
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/111/1</i>
<i>Maximum Mojo Holdings Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/111/2</i>
<i>Queenstown Ventures Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/111/3</i>
<i>Scott Freeman Consulting Limited</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/111/4</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	Oppose	Partly Accept	10/33/112
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/112/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	Oppose	Accept	10/33/113
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/33/113/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	Oppose	Accept	10/33/114
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/33/114/1</i>
7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	Oppose	Accept	10/33/115
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Accept</i>	<i>10/33/115/1</i>

7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend point (xi). It would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value to the social and economic well being of the district and New Zealand."	Oppose	Reject	10/33/116
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/116/1</i>
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	Oppose	Partly Accept	10/33/117
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/117/1</i>
7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	Oppose	Partly Accept	10/33/118
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/118/1</i>
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	Oppose	Accept	10/33/119
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/119/1</i>
7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "- enabling high density residential and visitor accommodation development in specific areas."	Oppose	Partly Accept	10/33/120
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/120/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 7.3.3 Objective 1. It would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	Oppose	Accept	10/33/121
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/121/1</i>

7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	Oppose	Accept	10/33/122
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/122/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	Oppose	Partly Accept	10/33/123
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/123/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	Oppose	Partly Accept	10/33/124
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/124/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	Oppose	Reject	10/33/125
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/125/1</i>
7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword the paragraphs under the heading "Explanation and Principal Reasons for Adoption". It would read " The Wanaka residential area contains a different character to Queenstown both as a result of different development pressures and community aspirations. The objectives and policies are directed at generally promoting and protecting the current form and density of development and to enhance the residential areas to the surrounding rural and lakeshore environments. In all respect the policies seek to promote consolidation of the residential areas with some provision for peripheral expansion as well as areas of rural residential development. This will provide for a range of lifestyles while avoiding any adverse effects on the important surrounding visual amenity of the topography, lakes and rivers. The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the urban area of town and accommodate anticipated residential growth and visitor accommodation."	Oppose	Partly Accept	10/33/126
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/126/1</i>
Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 of the District Plan be amended in such a manner as the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	Oppose	Partly Accept	10/33/127
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/127/1</i>
Sub- Zone Provisions	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the sub zones within the HDRZ be further refined to create a greater number and/or variety of sub zones containing provisions which better reflect the locational and topographical aspects of the different areas within the HDRZ.	Oppose	Reject	10/33/128
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/128/1</i>
7.5.3.2.i Garages	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the deletion of the following words inserted by PC 10 ". . .in Low Density Residential Zone . . . "	Oppose	Reject	10/33/129
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/129/1</i>

7.5.3.3 Restricted Discretionary Activities	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete the new rule inserted by PC 10 - Multi-Unit Developments and Building Size.	Oppose	Partly Accept	10/33/130
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/130/1</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/33/130/2</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/33/130/3</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/33/130/4</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, amend this rule to " (i) Provide for a range of maximum building coverage percentages for the sub zones created as a consequence of this Submission and other submissions."	Oppose	Reject	10/33/131
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/131/1</i>
7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend this rule to "(ii) Provide that no HDRZ sub zone has a maximum building coverage less than 55%"	Oppose	Reject	10/33/132
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/132/1</i>
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the rule by deleting the following words introduced by PC 10 "in the Low Density Residential Zone . . . "	Oppose	Partly Accept	10/33/133
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/133/1</i>
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule by deleting the second bullet point inserted by PC 10 relating to the HRDZ.	Oppose	Partly Accept	10/33/134
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/134/1</i>
7.5.5.1.iii Setbacks From Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so in the third bullet point the words ". . . and outdoor storage. . . ." are reinstated which were deleted by the Plan Change.	Oppose	Reject	10/33/135
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/135/1</i>
7.5.5.1iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that in subclause (d) the following words are removed that were inserted by PC 10 "In the Low Density Residential Zone . . . ."	Oppose	Reject	10/33/136
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/136/1</i>
7.5.5.1iv Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (e) inserted by PC 10 relating to HDRZ is deleted.	Oppose	Reject	10/33/137
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/137/1</i>
	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/33/137/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/33/137/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/33/137/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/33/137/5</i>
7.5.5.1.vi Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10 ". . .in the Low Density Residential Zone."	Oppose	Reject	10/33/138
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/138/1</i>

7.5.5.1.vii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule relating to continuous building length in the HDRZ inserted by PC 10 and renumber the following subclauses appropriately.	Oppose	Reject	10/33/139
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/139/1</i>
	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/33/139/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/33/139/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Reject</i>	<i>10/33/139/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Reject</i>	<i>10/33/139/5</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/33/140
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/140/1</i>
7.5.5.2.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/33/141
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/141/1</i>
	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/33/141/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/33/141/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/33/141/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/33/141/5</i>
7.5.5.2.iv Site Density in HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10 and renumber the following rules accordingly.	Oppose	Partly Accept	10/33/142
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/142/1</i>
	<i>Domicile Development Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/33/142/2</i>
	<i>Maximum Mojo Holdings Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/33/142/3</i>
	<i>Queenstown Ventures Ltd</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/33/142/4</i>
	<i>Scott Freeman Consulting Limited</i>	<i>Support</i>	<i>Partly Accept</i>	<i>10/33/142/5</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause ( c ) has the following words deleted that were inserted by PC 10. "In the Low Density Residential Zone . . . . "	Oppose	Reject	10/33/143
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/143/1</i>
7.5.6.1.iii Setback From Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend the rule so that subclause (h) relating to the HDRZ inserted by PC 10 is deleted.	Oppose	Reject	10/33/144
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/144/1</i>
7.5.6.1.iv Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete the following words inserted by PC 10. ". . . in the Low Density Residential Zone."	Oppose	Reject	10/33/145
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/145/1</i>
7.5.6.1.v Continuous Building Length In The HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/33/146
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/146/1</i>

7.5.6.1.viii	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reinstate previous Rule 7.5.6.1.viii, which was deleted by PC 10, and which reads "Landscaping - Visitor Accommodation Activities, Where a site to be used for visitor accommodation activities, at least 10% of the total area of the site shall be landscaped in order to maintain and enhance the residential amenity of the surrounding area."	Oppose	Reject	10/33/147
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/147/1</i>
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/33/148
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/148/1</i>
7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Reject	10/33/149
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/149/1</i>
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/33/150
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/150/1</i>
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new rule inserted by PC 10.	Oppose	Partly Accept	10/33/151
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/151/1</i>
7.7.1.(vi) Urban Design	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to delete this new Assessment Matter inserted by PC 10.	Oppose	Reject	10/33/152
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/152/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter iv - Multi Unit Developments.	Oppose	Partly Accept	10/33/153
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/153/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the Assessment Matter v - Building Size.	Oppose	Reject	10/33/154
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/154/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of Assessment Matter xiv - Building Coverage in the HDRZ.	Oppose	Reject	10/33/155
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/155/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted by PC 10 in Assessment Matter xv - Setback from Roads, and reinstate the provisions which applied prior to PC 10.	Oppose	Reject	10/33/156
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/156/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, to delete the new provisions inserted in Assessment Matter xvi - Setback from Neighbours, by PC 10 and reinstate the previous provisions which applied prior to PC 10.	Oppose	Reject	10/33/157
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/157/1</i>

7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of the new provisions inserted by PC 10 into Assessment Matter xvii - Continuous Building Length, and reinstatement of the previous provisions which applied prior to PC 10.	Oppose	Reject	10/33/158
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/158/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, the deletion of new subclauses (b), (c ) and (d) inserted into Assessment Matter xi - Landscaping, by PC 10.	Oppose	Reject	10/33/159
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/159/1</i>
7.7.2 Assessment Matters	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, which is largely consequential upon the amendments and deletions requested above, deletion of Assessment Matter xxiv - Fence Heights.	Oppose	Partly Accept	10/33/160
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Partly Accept</i>	<i>10/33/160/1</i>
7.5.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.5.3.2 by adding the following additional controlled activity "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/33/161
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/161/1</i>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 1(a) under the heading "Earthworks". It would read "The total volume of earthworks shall not exceed 100m <sup>3</sup> per site (within a 12 month period) where the slope is greater than 10 degrees (1 in 6). For clarification of "volume", see interpretative diagrams 5 a,b,c (Appendix 4 of the Plan).	Oppose	Reject	10/33/162
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/162/1</i>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, replacement of the statement "where the average depth is greater than 0.5m shall not exceed 200m <sup>2</sup> in area within that site. . . ." with the statement ". . . Shall not exceed 60% of the site area. . . ." The sentence under the "Earthworks" heading would read "The maximum area of bare soil exposed from any earthworks shall not exceed 60% of the site area (within a 12 month period)."	Oppose	Reject	10/33/163
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/163/1</i>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to reword 2(a) under the heading "Height of cut and fill and slope". It would read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut or fill less than 1.0m in height."	Oppose	Reject	10/33/164
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/164/1</i>
Site Standard 7.5.5.1.xv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "Protection of Archaeological sites and sites of cultural heritage"	Oppose	Reject	10/33/165
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/165/1</i>

Site Standard 7.5.5.1.xv	The submitter seeks that 3 (b), is replaced with "(b) Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/33/166
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/166/1</i>
Site Standard 7.5.5.1.xvi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.5.5.1.xvi (note in submission this is referred to as 7.5.5.1.xv) 7.5.6.1 xi, except for clauses 1 ( c) and (d) and clause 3.	Oppose	Reject	10/33/167
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/167/1</i>
Site Standard	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is included: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/33/168
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/168/1</i>
7.6.3.2	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional Controlled Activity. "All earthworks (as defined in this Plan) which do not comply with the following standards, in respect of location of the earthworks and height, depth and volume of cut and fill, except for earthworks approved as part of a subdivision where that subdivision has resource consent:"	Oppose	Reject	10/33/169
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/169/1</i>
7.6.5.1 (vi)(1)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword point (1) under the heading "Earthworks". The sentence would then read " (a) The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period) 'where the slope is greater than 10 degrees (1 in 6). For clarification of 'volume', see interpretative diagrams 5 a,b,c of the Plan (Appendix 4 of the Plan).	Oppose	Reject	10/33/170
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/170/1</i>
	(b) The Maximum area of bare soil exposed from any earthworks shall not exceed 60% site area in a 12 month period."	Oppose	Reject	10/33/171
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/171/1</i>
7.6.5.1 vi (2)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend 7.6.5.1 vi (2)(a) to read "The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 in Appendix 4 of the Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less than or equal to 2.0m in height (with no surcharge), and except that this rule does not apply to any cut of fill less than 1.0m in height.	Oppose	Reject	10/33/172
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/172/1</i>
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove point (b) from under the heading "3. Protection of Archaeological sites and sites of cultural heritage".	Oppose	Reject	10/33/173
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/173/1</i>
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to create a new point (b) under the heading "3. Protection of Archaeological sites and sites of cultural heritage". Which would state "(b)Where any earthworks are undertaken in areas identified as Ngai Tahu Statutory Acknowledgment Areas the earthworks shall not exceed 50m2 in area or 20m3 in volume in any one consecutive 12 month period."	Oppose	Reject	10/33/174
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<i>Support</i>	<i>Reject</i>	<i>10/33/174/1</i>

7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to delete Site Standard 7.6.5.1 vi, except for clauses 1 (c) and (d) and clause 3.	Oppose	Reject	10/33/175
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/33/175/1</b>
7.6.5.1.vi	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, following those retained Site Standards the Submitter seeks that the following additional new Site Standard is inserted: "The total volume of earthworks shall not exceed 100m3 per site (within a 12 month period), provided that this rule shall not apply to earthwork activities: a) Where the earthworks are carried out entirely during Working Days (as defined in the Resource Management Act 1991) and between the hours of 8.00am and 5.00pm; and b) Where the earthworks are carried out in accordance with an Earthworks Management Plan approved by the Council prior to commencement of earthworks."	Oppose	Reject	10/33/176
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/33/176/1</b>
Error	Error	Oppose	Reject	10/33/177
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/33/177/1</b>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to amend Rule 7.7.2.xxiv Assessment Matters - Earthworks by completely removing point 2 "Effects on landscape and visual amenity values".	Oppose	Reject	10/33/178
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/33/178/1</b>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the removal of number 4 "General amenity values" point (c ) completely.	Oppose	Reject	10/33/179
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/33/179/1</b>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (c ) to number 4 "General amenity values". It would read "(c ) The proposed rehabilitation of the site through planting and or other landscaping"	Oppose	Reject	10/33/180
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/33/180/1</b>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include a new point (d), which would read "Whether the proposed earthworks will have a positive effect on stability and landform of the site."	Oppose	Reject	10/33/181
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/33/181/1</b>
7.7.2.xxiv (5)(a)	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to reword 5(a). It would then read "The extent to which the activity modifies or damages Waahi Tapu or Waahi Taoka, and whether Tangata Whenua have been notified."	Oppose	Reject	10/33/182
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/33/182/1</b>
7.7.2.xxiv	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exchange the statement ". . .the subject. . ." from number 5 "Impacts on sites of cultural heritage value" point (b) , with the statement ". . .earthworks will adversely affect. . ." The sentence would read "(b) Whether earthworks will adversely affect land which contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified."	Oppose	Reject	10/33/183
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Reject</b>	<b>10/33/183/1</b>

7.5.5.1.i Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.i. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/33/184
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/184/1</i>
7.5.5.1.iii Setback from Roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iii. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/33/185
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/185/1</i>
7.5.5.1.iv Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.iv. The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/33/186
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/186/1</i>
7.5.5.1.vi / .vii Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.vi /vii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/33/187
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/187/1</i>
7.5.5.1.xvii Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xvii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/33/188
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/188/1</i>
7.5.5.1.xviii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.1.xviii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/33/189
<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Accept</i>	<i>10/33/189/1</i>

7.5.5.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/33/190
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/33/190/1</b>
7.5.5.2.iv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.5.2.iv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/33/191
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/33/191/1</b>
7.4.6.1.ii Setback from roads	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.4.6.1.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/33/192
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/33/192/1</b>
7.5.6.1.iii Setback from Internal Boundaries	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/33/193
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/33/193/1</b>
7.5.6.1.iv / v Continuous Building Length	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.iv/v The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/33/194
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/33/194/1</b>
7.5.6.1.ix Landscape Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.ix The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/33/195
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/33/195/1</b>

7.5.6.1.xii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/33/196
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/33/196/1</b>
7.5.6.1.xiii Fence Heights	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.1.xiii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/33/197
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/33/197/1</b>
7.5.6.2.ii Building Coverage	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.ii The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/33/198
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/33/198/1</b>
7.5.6.2.xv Site Density in the HDRZ	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to have the following statement inserted in Rule 7.5.6.2.xv The exception reads; "This rule shall not apply when: a. land use consent for a development containing a number of separate buildings has been granted for a site; and b. subdivision consent is subsequently applied for to create separate titles containing a separate building or buildings being part of that consented development; and c. the development did not require consent in respect of the issue addressed by this rule when the land use consent was considered and granted; and d. the granting of subdivision consent would trigger non compliance with this rule"	Oppose	Accept	10/33/199
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/33/199/1</b>
District Plan Rules	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in the HDRZ which deal with road setbacks, internal setbacks and building coverage be amended to the effect that the setback and building coverage provisions only apply to buildings at ground level and above ground level.	Oppose	Accept	10/33/200
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/33/200/1</b>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended, or consequential changes to any relevant Part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	Oppose	Partly Accept	10/33/201
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Partly Accept</b>	<b>10/33/201/1</b>
Plan Change 10 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 10 be considered in conjunction with Plan Change 6 and Plan Change 8, because of the interrelationship between the issues raised by these three plan changes.	Oppose	Accept	10/33/202
<b>Further Submissions - Brecon Street Partnership Ltd</b>		<b>Support</b>	<b>Accept</b>	<b>10/33/202/1</b>

4.9.3 Objectives and Policies	Include the term “low Density” under Policy 2.1 (current numbering) so that it will read as follows: “2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships” under Objective 2 – Existing Urban Areas and Communities.	Oppose	Reject	10/33/203
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<i>Further Submissions - Brecon Street Partnership Ltd</i>		<i>Support</i>	<i>Reject</i>	<i>10/33/203/1</i>
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