

Appendix C – a copy of the relevant parts of the decision

Variation to Stage 1 Landscapes Chapter 6:

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

Part 6.2 Values - Last paragraph: Delete.

~~Landscapes have been categorised into three classifications within the Rural Zone. These are Outstanding Natural Landscapes (ONL) and Outstanding Natural Features (ONF), where their use, development and protection are a matter of national importance under Section 6 of the RMA. The Rural Landscapes Classification (RLC) makes up the remaining Rural Zoned land and has varying types of landscape character and amenity values. Specific policy and assessment matters are provided to manage the potential effects of subdivision and development in these locations.~~

Insert in Section 6.3

~~6.3.3A Provide a separate regulatory regime for the Wakatipu Basin Rural Amenity Zone, within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply. (3.2.1.1, 3.2.1.7, 3.2.1.8, 3.2.5.2, 3.3.20-24, 3.3.32).~~

~~6.3.3B Classify the Open Space and Recreation zoned land located outside the Urban Growth Boundary as Outstanding Natural Landscape, Outstanding Natural Feature or Rural Character Landscape, and provide a separate regulatory framework for the Open Space and Recreation Zones within which the remaining policies of this chapter do not apply.~~

Part 6.4 Rules - Delete:

~~6.4.1.2 The landscape categories apply only to the Rural Zone. The Landscape Chapter and Strategic Direction Chapter's objectives and policies are relevant and applicable in all zones where landscape values are at issue.~~

~~6.4.1.3 The landscape categories assessment matters do not apply to the following within the Rural Zones:~~

- ~~a. Ski Area Activities within the Ski Area Sub Zones.~~
- ~~b. The area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps.~~
- ~~c. The Gibbston Character Zone.~~
- ~~d. The Rural Lifestyle Zone.~~
- ~~e. The Rural Residential Zone.~~

QUEENSTOWN LAKES DISTRICT COUNCIL

Hearing of Submissions on Proposed District Plan

Stream 15 Report

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

Report 19.6 – Chapter 38 Open Space and Recreation Zones

**Commissioners
Denis Nugent (Chair)
Calum MacLeod
Sarah Dawson
Robert Nixon**

PART B – AMENDMENTS TO STAGE 1 CHAPTERS

19. VARIATION TO STAGE 1 CHAPTER 6 LANDSCAPES

236. As part of Chapter 38 Open Space and Recreation, the PDP Stage 1 Chapter 6 Landscapes was varied to address issues arising with the application of the landscape provisions in Chapter 6 to zones other than Rural. With respect to Open Space and Recreation Zones introduced through Chapter 38, a difficulty arose as land outside the Urban Growth Boundary and within reserves was zoned Rural under Stage 1 of the PDP. Landscape provisions with respect to any land which was classified as Outstanding Natural Landscape (ONL) or Outstanding Natural Feature (ONF) only applied to land which was zoned Rural, and did not apply to former Rural zoned land now incorporated within the new Open Space and Recreation Zones introduced through Chapter 38 as part of Stage 2 of the PDP¹¹³.
237. Matters relating to this variation have however been addressed separately under the Stream 14 report relating to the Chapter 6 variation¹¹⁴. This reflects the fact that nearly all of the submissions relating to the variation to Chapter 6 lodged in Stage 2 were made with reference to Chapter 24 and other rural zones.
238. Ms Edgley addressed the background to this matter in some detail in her Section 42A Report on Chapter 38. She explained that there was a difficulty in making any amendments to policies in Chapter 6, as many of these were already subject to appeal. She recommended that the matter be resolved by the addition of the following new policy to Chapter 6:

6.3XX

Classify the Open Space and Recreation zones land located outside the Urban Growth Boundary as ONL, ONF or RCL, and provide a separate regulatory framework for the Open Space and Recreation Zones within which the remaining policies of this chapter do not apply.

239. We concur with this recommendation, and her recommendations with respect to the submissions on Chapter 38 relating to this matter. We recommend it be included as Policy 6.3.3B.
240. Stream 14 have recommended to us a further policy to include in Chapter 6 to give effect to the variation and respond to the submissions lodged on this variation. We accept the reasoning provided in Report 18.1 and recommend that the following Policy 6.3.3A be included in Chapter 6:

Provide a separate regulatory regime for the Wakatipu Basin Rural Amenity Zone, within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply. (3.2.1.1, 3.2.1.7, 3.2.1.8, 3.2.5.2, 3.3.20-24, 3.3.32).

¹¹³ C Edgley, Section 42A Report, paragraph 10.5

¹¹⁴ Refer Section 2.5, Report 18.1

QUEENSTOWN LAKES DISTRICT COUNCIL

Hearing of Submissions on Proposed District Plan

Report and Recommendations of Independent Commissioners Regarding
Chapter 24 and Wakatipu Basin Planning Maps

Report 18.1

Commissioners

Denis Nugent (Chair)

Rachel Dimery

Trevor Robinson

Quentin Smith

163. There were also a number of general submissions focussing on the procedural underpinning for Chapter 24. A number of submissions sought, for instance that further assessments be undertaken prior to the hearings for Chapter 24²⁴⁴ or that the section 32 analysis be revised²⁴⁵.

164. Such submissions do not relate to matters within our jurisdiction and must necessarily be rejected.

2.5 Amendments to Chapters 3 and 6

165. We have already discussed the significance of the 'Strategic Chapters' of the Proposed District Plan²⁴⁶ in Section 2.1. In summary, those chapters provide higher level direction for the more detailed chapters of the Proposed District Plan that follow.

166. Apart from two sections of Chapter 6, the Proposed District Plan (Stage 2) did not include any additions or amendments to the strategic chapters.

167. We note that those two amendments were not listed for hearing as part of Stream 14, but they were the subject of evidence in Mr Barr's Section 42A Report.

168. Having initially submitted we should make no recommendation on those changes, because they were not properly before us, Ms Scott for the Council noted that most but not all of the submitters on the two Chapter 6 changes were parties to Stream 14. She therefore suggested that we might provide comments on those suggested changes for the benefit of the Stream 15 Hearing Panel. We understand that the Stream 15 Hearing Panel did not receive any additional evidence from submitters on this subject and so it may be helpful if we set out our views, as Ms Scott suggested. We will do after dealing with the submissions on other aspects of Chapters 3 and 6.

169. A number of submitters sought changes to both Chapter 3 and Chapter 6 that were not the subject of variation by the Proposed District Plan (Stage 2). Such submissions give rise to an initial legal issue, as to whether they are "on" the provisions notified so that we might consider their merits. Case law is clear that where the subject matter of a Plan Change or Variation is limited, submissions cannot provide jurisdiction to expand the scope of the Plan Change/Variation²⁴⁷.

170. In this particular case, there is the additional consideration that the appeals on the Proposed District Plan (Stage 1) put practically all of Chapters 3 and 6 in issue, so that the wording of provisions in those chapters is a matter for the Environment Court, and not for us.

²⁴⁴ See e.g. Submissions 2246, 2251 and 2332: Supported by FS2765 and FS2766; Opposed by FS2714 that sought that a housing and business development capacity assessment be completed and released, prior to the hearings

²⁴⁵ See Submission 2332; Opposed by FS2714

²⁴⁶ Chapters 3-6 inclusive

²⁴⁷ See e.g. *Clearwater Resort Limited v Christchurch City Council* High Court AP34/02; *Palmerston North City Council v Motor Machinists Limited* [2013] NZHC 1290. Compare *Albany North Landowners and others v Auckland Council* [2016] NZHC 138 per Whata J at [129]-[131] emphasising the difference when submissions are made on a full district plan review (in that case the Proposed Auckland Unitary Plan).

171. Ms Scott for the Council submitted to us that submissions might properly seek amendments to the strategic chapters by way of addition, provided those additions are specific to the areas of the Wakatipu Basin the subject of Chapter 24 and do not impact on the application of the existing provisions in those chapters to the balance of the District.
172. Ms Scott specifically took issue with amendments to the strategic chapters suggested by Mr Farrell in his evidence for Wakatipu Equities Limited and Slopehill Properties Limited on the basis that they would not satisfy that test.
173. Applying the approach suggested by Ms Scott, Mr Barr’s Section 42A Report concluded that it was desirable to add a series of additional policies to Chapter 6 to ensure Chapter 24 implements Chapter 6 and achieves Chapter 3²⁴⁸.
174. We will discuss Mr Barr’s recommendations shortly. First though we need to address the extent of our jurisdiction, because Counsel for Boxer Hills Trust and Trojan Helmet Limited, Ms Wolt, took issue with Ms Scott’s submissions for Council. She argued that there was no scope to add additional provisions to Chapter 6 of the Proposed District Plan because, with the exceptions we have noted above, the higher order chapters were not addressed by the Proposed District Plan (Stage 2), and it would cause significant prejudice to submitters, including Trojan Helmet Limited if the Proposed Plan were amended by a “*side wind*”. Counsel also recorded that it had been obvious to Trojan Helmet Limited that there was no clear connection between Chapter 24 and the higher order strategic chapters, but the submitter considered there was no jurisdiction to make a submission on these chapters.
175. We found that submission somewhat curious given that Boxer Hills Trust, which we understood to be a related entity to Trojan Helmet Limited and for whom counsel was also making legal submissions, was one of a number of submitters whose submission sought as relief that Chapters 3 and 6 be amended so that the Wakatipu Basin Rural Amenity Zone and the Wakatipu Basin Lifestyle Precinct “*are integrated with and have higher order authority from those chapters*”. The submission noted specifically that that would include new objectives and policies within those chapters. Counsel did not explain how she was able to reconcile the conflicting positions between the parties for whom she was appearing²⁴⁹.
176. We agree with Ms Scott’s submissions on the extent of our jurisdiction. Clearly, we have no ability to recommend amendments to provisions that are now before the Environment Court. To the extent that Mr Farrell sought to persuade us of the merits of different objectives and policies in the strategic chapters, we think that evidence was misconceived. It follows also that Submission 2244, which opposed Chapters 3 and 6, along with the Morven Ferry et al submissions that proposed amendments to a number of provisions in Chapters 3, 6 and 21 that were not the subject of variation, must necessarily be rejected as being out of scope²⁵⁰.
177. By the same token, however, we do not think that the fact that new provisions are located within Chapter 6 (or Chapter 3 for that matter) is decisive.

²⁴⁸ Refer paragraphs 38.19-38.21

²⁴⁹ The position adopted for Trojan Helmet Ltd is also difficult to reconcile with its support in FS2796 for Submission 2505 which sought specified amendments to Chapter 3.

²⁵⁰ See also the submission of Queenstown Trails Trust (#2575) repeating submissions made on the Proposed District Plan (Stage 1) that is out of scope for the same reason.

178. Ms Wolt accepted that we might have scope to put higher level provisions in Chapter 24 (depending on their wording). If additional provisions properly relate to the subject matter of Chapter 24, it does not seem to us that it should matter that those new provisions are located in other parts of the Proposed District Plan, if that better fits with the structure of the PDP.
179. Beyond that, however, to advance our consideration of Mr Barr’s recommendations, we need to review the other submissions that might give jurisdiction for those additional policies.
180. There were a large number of submissions on this aspect of the PDP, but they fell into quite discrete groups.
181. The first group of submissions were either in exactly the same or substantially the same form as the Boxer Hills Trust submission quoted above and sought non-specific amendments to Chapters 3 and 6 so as to provide higher order policy support for Chapter 24, and in many cases also, integration of the Chapter 24 zones with Chapters 3 and 6²⁵¹.
182. A separate group of submissions²⁵² sought amendments to the provisions of Chapters 3 and Chapter 6:

“To provide appropriate objective and policy support for the zone [referring to the Rural Amenity Zone], to:

- *Recognise that the Wakatipu Basin has landscape qualities distinct from the Rural Landscape Classification;*
- *Identify the characteristics and amenity values of the Wakatipu Basin through a proper and comprehensive mapping of the landscape character areas within it;*
- *Provide for areas of rural living within the Wakatipu Basin through identification of the lifestyle precinct;*
- *Recognise and provide for areas of commercial activities within the basin and provide for them through a new commercial precinct (“Lakes Hayes Cellar Precinct”);*
- *Provide an appropriate policy structure in support of the proposed areas of landscape character and guidelines underpinning Chapter 24;*
- *Ensure that the landscape categories within Chapter 6 do not apply within the Lifestyle and Commercial Precincts.”*

183. Submissions 2377 and 2378 particularised that relief; they sought new policies in Chapter 3 reading as follows:

“Recognise the Wakatipu Basin as having landscape qualities distinct from the Rural Landscape Classification of the District;

²⁵¹ See Submissions 2291, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320 and 2389: supported by FS2708, FS2709, FS2725, FS2748, FS2750, FS2765, FS2766, FS2781, FS2783, FS2784, FS2787 and FS2792; opposed by FS 2794.

²⁵² Submissions 2376, 2377 and 2788: supported by FS2782, FS2783 and FS2784

Identify the characteristics and amenity values of the Wakatipu Basin through the mapping of areas of landscape character and the formulation of associated landscape guidelines.

Provide areas for rural living within the Wakatipu Basin through identification of a lifestyle precinct located within those parts of the landscape having higher capacity to absorb change.

Opportunities for low density housing are enabled within a rural setting to provide greater access to open space recreation, nature conservation and rural amenity values.”

184. Submission 2307 sought the particularised relief quoted above, but not the more general relief.

185. A further group of submissions²⁵³ sought variously:

a. An amendment to notified Objective 3.2.5.5 so that it would read:

“The character of the district’s landscapes is maintained by ongoing agricultural land use and land management where landscape character is derived from predominantly agricultural use.”

b. A new policy in Chapter 3 worded as follows:

“Recognise and provide for the amenity, social, cultural and economic benefits of rural living development.”

c. Amendment to the Policy originally notified as 6.3.1.3 to delete any reference to the Wakatipu Basin.

d. Amendment to the Policy originally notified at 6.3.1.6 to read:

“Encourage rural living subdivision and development where this occurs in areas where the landscape can accommodate change.”

e. Insertion of a new Policy in Chapter 6 reading:

“Recognise the distinctive character of the Wakatipu Basin and the amenity benefits of rural living development in this area.”

186. In his Section 42A Report, Mr Barr considered that no changes to Chapter 3 were necessary. In his view, the notified provisions of Chapter 24 achieve the Chapter 3 strategic directions²⁵⁴.

²⁵³ Submissions 2449, 2475, 2479, 2488, 2489, 2490, 2500, 2501, 2505, 2509, 2525, 2526, 2529, 2550, 2553, 2562, 2577: supported by FS2708, FS2709, FS2711, FS2712, FS2721, FS2722, FS2734, FS2740, FS2743, FS2747, FS2749, FS2765, FS2770, FS2781, FS2782, FS2783, FS2784, FS2792, FS2795 and FS2796; opposed by FS 2715

²⁵⁴ Refer paragraph 38.18

He recommended, however, a new policy to be inserted in Chapter 6 after Policy 6.3.3 (numbered 6.3.XA), worded as follows:

“Provide a separate regulatory regime for the Wakatipu Basin Rural Amenity Zone, within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply.” (3.2.1.1, 3.2.1.7, 3.2.1.8, 3.3.20-24, 3.3.32)

187. The numbering at the end of Mr Barr’s suggested policy follows the structure of the Decisions Version of the Chapter 6 policies, cross referencing the relevant provisions in Chapter 3.
188. Mr Barr recommended a new section be inserted in Chapter 6 to follow Policy 6.3.33, reading²⁵⁵ as follows:

“Managing Activities in the Wakatipu Basin Rural Amenity Zone.

- 6.3.34 *Avoid urban development and subdivision to urban densities.*
- 6.3.35 *Enable continuation of the contribution low-intensity pastoral farming on large landholdings makes to the District’s landscape character.*
- 6.3.36 *Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District’s distinctive landscapes.*
- 6.3.37 *Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity of the land use or the retirement of productive farm land.*
- 6.3.38 *Ensure that subdivision and development adjacent to Outstanding Natural Features does not have more than minor adverse effects on the landscape quality, character and visual amenity of the relevant Outstanding Natural Feature(s).*
- 6.3.39 *Encourage any landscaping to be ecologically viable and consistent with the established character of the area.*
- 6.3.40 *Require the proposals for subdivision or development for rural living take into account existing and consented subdivisional development in assessing the potential for adverse cumulative effects.*
- 6.3.41 *Have particular regard to the potential adverse effects on landscape character and visual amenity values where further subdivision and development would constitute sprawl along roads.*

²⁵⁵ The cross references to Chapter 3 provisions recommended by Mr Barr are omitted for convenience.

- 6.3.42 *Ensure incremental changes from subdivision and development do not degrade landscape quality or character, or important views as a result of activities associated with mitigation of the visual effects of proposed developments such as screen planting, mounding and earthworks.*
- 6.3.43 *Locate, design, operate and maintain regionally significant infrastructure so as to seek to avoid significant adverse effects on the character of the landscape, while acknowledging that location constraints and/or the nature of the infrastructure may mean that this is not possible in all cases.*
- 6.3.44 *In cases where it is demonstrated that regionally significant infrastructure cannot avoid significant adverse effects on the character of the landscape, such adverse effects shall be minimised.*
- 6.3.45 *Avoid adverse effects on visual amenity from subdivision, use and development that:*
- a. Is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or*
 - b. forms the foreground for an Outstanding Natural Landscape or Outstanding Natural Feature when viewed from public roads.*
- 6.3.46 *Avoid planting and screening, particularly along roads and boundaries that would degrade openness where openness is an important part of its landscape quality or character.*
- 6.3.37 *Encourage development to utilise shared accesses and infrastructure and to locate within parts of the site where it will minimise disruption to natural land forms and to rural character”.*
189. As Mr Barr made clear, the origins of these 14 suggested new policies lay firmly in the Decisions Version of Chapter 6. Most of the suggested policies are identical to existing policies in that chapter and apply to Rural Character Landscape land. Where policies have been amended, this was only to delete inapplicable elements.
190. The rationale for reproducing all of these policies arises from the fact that Policy 6.3.1 states that the classification of Rural Character Landscape land occurs in “*Rural Zoned*” landscapes in the District. While the amendments to Chapter 6 forming part of the Proposed District Plan (Stage 2) deleted other provisions in the notified Chapter 6 reinforcing that the landscape classifications shown on the planning maps applied only in the Rural Zone, the Hearing Panel observed in Section 8.4 of its Stream 1B Report that Policy 6.3.1 (notified Policy 6.3.1.2) was not the subject of variation and has that end result in any event.
191. The effect of the Proposed District Plan (Stage 2) is to rezone almost all of the non-outstanding parts of the Wakatipu Basin as Rural Amenity. Accordingly, to the extent that the provisions of Chapters 3 and 6 provide guidance as to the management of activities occurring on Rural Character Landscape land, those provisions largely do not apply in the Wakatipu Basin.
192. It was that position that Mr Barr sought to address with his recommended additional policies. Mr Barr made it clear that his preference would have been to amend Chapter 6 to provide that the policies relevant to the Rural Character Landscape areas also applied within the Wakatipu

Basin, but given the inability to do so in this process, he suggested a new section effectively mirroring those existing policies.

193. In the case presented to us for the Council, two lines of argument were advanced to support our ability to accept Mr Barr's recommendations. The first, from Mr Barr, referenced the submissions on the point that we have summarised above and suggested that if not expressly sought, the relief recommended by Mr Barr addressed the substance of the submissions.
194. The second line of argument was that the policies that Mr Barr recommended already applied to the Wakatipu Basin at notification of the Proposed District Plan (Stage 2), by virtue of the variations to Chapter 6 contained therein, but that the Hearing Panel's Stage 1 decisions altered that position. Accordingly, it was suggested that Mr Barr's recommendations merely take the Proposed District Plan back to the position it was in at the time the variation of Parts 6.2 and 6.4 were notified.
195. We do not accept the second point. The reasoning of the Hearing Panel considering submissions on the strategic chapters (Stream 1B) was that the limitation on the application of the (renamed) Rural Character Landscape to Rural Zoned land was contained in notified Policy 6.3.1.2. That policy was not the subject of variation as part of the Proposed District Plan (Stage 2) and no submissions sought that it be amended to have the result apparently sought by Council. It remained in Chapter 6, renumbered as Policy 6.3.1. From an answer Mr Barr gave to our questions, we rather understood that the Council deliberately chose not to amend Policy 6.3.1.2 by way of variation because of the difficulty that would have placed the Stream 1B Hearing Panel in seeking to arrive at recommendations in relation to the balance of Chapter 6. Be that as it may, the renumbered Policy 6.3.1 states when the landscape categories apply in terms that, as above, mean that the policies governing Rural Character Landscape land largely do not apply in the Wakatipu Basin. In our view, moving from that position is a substantive change that could only be achieved by way of a submission clearly seeking that relief.
196. Having said that, we agree with Mr Barr's view, and the submissions from a number of parties, that the end result is a disconnect between the higher-level provisions in the Strategic Chapters and the general approach taken in Chapter 24.
197. We disagree with the submissions (and the evidence of Mr Chris Ferguson) that that disconnect extends to Chapter 3. Policies 3.3.22-3.3.24 inclusive are framed in a way that is not specific to Rural Character Landscape land and provides policy direction that in our view, Chapter 24 sits neatly within. The disconnect arises rather with Chapter 6.
198. We find that Mr Barr's suggested Policy 6.3.XA would resolve the problem and fits fairly within the submissions seeking integration of the Chapter 24 Zones with Chapters 3 and 6 noted above. It sets Chapter 24 up as providing a standalone set of provisions, in much the same way as the Gibbston Character Zone.
199. We note that Mr Ferguson also supported that recommendation as providing necessary integration into Chapter 6. The position is not nearly so clear, however, as regards the other policies recommended by Mr Barr.

200. The suggested policies cover a range of issues. However, because they mirror the policies applying to Rural Character Landscape land, they clearly do not respond to Submissions 2377, 2378 and 2703, that sought to emphasise the differences between the Wakatipu Basin and land classified as Rural Character Landscape. Likewise, it difficult to reconcile the recommended relief with the relief sought by the group of submitters including Submission 2449 quoted above, for the same reason.
201. Nor do we think it would be appropriate to rely on the submissions such as 2291 seeking higher level policy guideline and/or integration. The suggested policies are not “*higher-level*”, because they are not framed at a higher level of abstraction than the objectives and policies in Chapter 24. Rather, they provide more detailed policy guidance on a range of points, some of which overlap with objectives and policies in Chapter 24, and some covering discrete issues. Nor are they obviously required to integrate Chapters 6 and 24 in the way that is suggested by Policy 6.3.XA .
202. There is a second problem relying on these policies as a jurisdictional basis for extensive changes to Chapter 6. The relief sought is expressed very generally. While we do not accept the legal argument put to us by Trojan Helmet Limited that no amendments to Chapter 6 could be made based on submissions on the Proposed District Plan (Stage 2), we do agree that if amendments are to be made, they need to be made on the basis of submissions that are more specific as to the relief sought than such general relief. We do not think that an interested party reading a submission seeking higher level policy direction would contemplate that that might provide a basis for some 14 quite specific new policies overlaying Chapter 24. In summary, while we agree that Mr Barr’s recommendation has merit, we do not consider that we have the scope to accept it.
203. Turning to the balance of the specific relief sought by submitters that is summarised above, we do not think that a policy inserted into Chapter 3 indicating that the Wakatipu Basin has landscape qualities distinct from Rural Character Landscape land adds much to Mr Barr’s suggested Policy 6.3.XA. It would also introduce an inconsistency because other areas with ‘special’ provisions like Gibbston Valley are not the subject of policies in Chapter 3.
204. Of the three other policies suggested by Submissions 2307, 2377 and 2378, we do not consider that they are necessary having regard to the policy we have recommended already providing that the Rural Amenity Zone has a standalone regulatory regime. We consider also that the third policy referring to opportunities for low density housing is expressed too generally. To be within jurisdiction, it needs to be specific to the Wakatipu Basin. If it were made more specific, we do not think a policy stating that opportunities for Low Density Housing are enabled adds anything to notified Objective 24.2.5.
205. Looking at the more general relief sought by Submissions 2376, 2377 and 2378, specific reference to one new Commercial Precinct is the opposite of higher-level policy guidance. If recognition of such a new Commercial Precinct has merit (which we discuss further later in this Report) it can be done through specific policies in Chapter 24.
206. Turning then to the relief sought by the group of submissions including Submission 2449 quoted above, the suggested amendments to Chapter 3 supported by Mr Farrell are outside the scope of the hearing for the reasons discussed above. The same point could be made about the suggested amendment to notified Policy 6.3.1.3, but in any event, the submission

- has been overtaken by the Stage 1 decisions on Chapter 6. The relevant policy (renumbered 6.3.12) does not refer to the Wakatipu Basin.
207. The suggested amendment to notified Policy 6.3.1.6 is expressed too generally to be within scope. We do not think it would add anything to Chapter 24 if made specific to the Wakatipu Basin.
208. Turning to the amendments to Chapter 6 forming part of the Proposed District Plan (Stage 2), three provisions were the subject of amendment.
209. The first amendment was to delete a paragraph formerly part of Part 6.2. When the Proposed District Plan (Stage 1) was notified, that paragraph read:
- "Landscapes have been characterised into three classifications within the Rural Zone. These are Outstanding Natural Landscapes (ONL) and Outstanding Natural Features (ONF), where their use, development and protection are a matter of national importance under Section 6 of the RMA. The Rural Landscapes Classification (RLC) makes up the remaining Rural Zoned land and has varying types of landscape character and amenity values. Specific policy and assessment matters are provided to manage the potential effects of subdivision of development in these locations."*
210. The second amendment was to delete the first sentence of a rule (Notified Rule 6.4.1.2) which read:
- "The landscape categories apply only to the Rural Zone. The Landscape Character and Strategic Direction Chapter's objectives and policies are relevant and applicable in all zones where landscape values are at issue."*
211. The third suggested amendment was to Notified Rule 6.4.1.3.
212. As notified, that rule read:
- "The landscape categories do not apply to the following within the Rural Zones:*
- a. Ski Area Activities within the Ski Area Sub Zones.*
 - b. The area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps.*
 - c. The Gibbston Character Zone;*
 - d. The Rural Lifestyle Zone;*
 - e. The Rural Residential Zone."*
213. The amendments to this Rule were to substitute "assessment matters" for "categories" in the first line, deletion of the "s" at the end of the first line so the rule refers to "Rural Zone", and deletion of c, d, and e.
214. These changes were the subject of a large number of submissions.
215. Addressing first the deletion of the paragraph quoted above from Part 6.2, Crown Investments et al sought that the paragraph be retained. Morven Ferry et al sought that it be retained but with reference inserted to make it clear that the Rural Residential, Rural Lifestyle, Rural

Amenity Zones, together with the Precinct, are excluded from the Rural Landscape Classification. We also note submission 805 that Transpower lodged as part of the Proposed District Plan (Stage 1), seeking that this particular paragraph include recognition of the national grid.

216. The submissions on the Proposed District Plan (Stage 1) are relevant by virtue of clause 16B(1) of the Act.
217. Crown Investments et al sought also that Rule 6.4.1.2 be returned to the position as notified save that reference be added to objectives and policies related to the landscape classifications applying only in the Rural Zone. We also note a number of submissions filed as part of the Proposed District Plan (Stage 1) process seeking clarification that the landscape classification objectives and policies do not apply to the Rural Lifestyle, Rural Residential and Millbrook Resort Zones²⁵⁶. The submission of Arcadian Triangle²⁵⁷ is also worthy of note; that submission suggested that reference to Chapter 3 (i.e. the Strategic Direction Chapter) might be deleted because its application across the district was, in the view of the submitter, obvious.
218. A number of submissions also sought that Rules 6.4.1.2 and 6.4.1.3 be combined. Specifically, the Morven Ferry et al submissions sought that a combined rule be restated to focus on the landscape categories, providing that those categories do not apply in the five listed zones, together with the Precinct.
219. Many of the Donaldson et al submissions sought that Rule 6.4.1.3 be amended to similar effect, but the way that the relief in the submission is formulated leaves it unclear as to whether it is suggested that it should relate to the landscape categories or to assessment matters, or both.
220. Crown Investments et al sought that Rule 6.4.1.3 focus on the landscape classifications together with the objectives, policies and assessment matters relevant to those classifications, specify the Gibbston Character Zone as a Rural Zone for this purpose and state, for the avoidance of doubt, that the Rural Zone does not include the Rural Amenity Zone, the Precinct, the Rural Lifestyle Zone or the Rural Residential Zone.
221. The submission of BSTGT Limited²⁵⁸ appears to have sought²⁵⁹ that Rule 6.4.1.3 include reference to the Rural Amenity Zone in the list of zones to which the Rule does not apply. The submission of Slopehill Properties Limited²⁶⁰ was to similar effect. Stage 1 submissions specifically related to Rule 6.4.1.3 included those of Contact Energy Limited²⁶¹ and Queenstown Trails Trust²⁶² seeking that the Hydro Generation Zone and any trail (respectively) be added to the list of specific exclusions.

²⁵⁶ See Submissions 669, 694, 696 and 712

²⁵⁷ Submission 836

²⁵⁸ Submission 2487: Supported by FS2782

²⁵⁹ The actual relief refers to Rule 6.4.5.1, which does not exist, either in the notified or the Decisions Version of Chapter 6

²⁶⁰ Submission 2484

²⁶¹ Submission 580

²⁶² Submission 671

222. Mount Cardrona Station Limited²⁶³ and Arcadian Triangle Limited²⁶⁴ also sought that the exclusion in Rule 6.4.1.3(a) not be limited to Ski Area Activities.
223. In his Section 42A Report²⁶⁵, Mr Barr explained the rationale of the Chapter 6 variations as relating in part to the fact that the Proposed Open Space and Recreation Zone forming part of the Proposed District Plan (Stage 2) had been identified both on land classified as ONLs and ONFs in terms of Section 6 and on land classified as visual amenity in terms of Section 7, and in part because reference to rural assessment criteria not applying to the Gibbston Character Zone, the Rural Lifestyle Zone and the Rural Residential Zone was unnecessary; the assessment matters are contained in Chapter 21, which relates only to the Rural Zone. By contrast, Mr Barr advised that the varied provisions sought to make it clear that the landscape assessment criteria would apply to activities not classified as Ski Area Activities if undertaken within the Ski Area Sub-Zones (i.e. the opposite of the position sought by submissions 407 and 836).
224. Mr Barr, however, noted that the initial intention underlying the variations in this latter regard had been overtaken by the Stage 1 decisions which²⁶⁶ provide that the landscape categories, and the policies of Chapter 6 related to those categories, do not apply within the Ski Area Sub-Zones.
225. Having reviewed other aspects of the Decisions Version of Chapter 6, Mr Barr concluded²⁶⁷ that the variation text has been entirely overtaken. In his view, given that all of the relevant policies in the Decisions Version are the subject of appeal, there was no merit in discussing the text as varied further. Accordingly, the Chapter 6 text Mr Barr recommended was that as notified, together with the suggested additional policies discussed above.
226. Our reading of Decisions Version Policies 6.3.1-6.3.3 is that:
- a. The landscape categories (and consequently the policies related to those categories) apply only in the Rural Zone;
 - b. Within the Rural Zone, the Ski Area Sub-Zone and the area of Frankton Arm identified in Policy 6.3.2 are not the subject of landscape classification and the policies of Chapter 6 do not apply to them, insofar as they relate to those categories;
 - c. The Gibbston Character Zone, the Rural Residential Zone, the Rural Lifestyle Zone and the various Special Zones are not subject to the landscape categories or to the policies of Chapter 6 related to those categories unless otherwise stated.
227. To those provisions should be added our recommended additional policy stating that the Rural Amenity Zone (including the Precinct) are in the same category as the zones listed in (c) above.
228. It follows, in our view, that the text proposed to be deleted in Part 6.2 is unnecessary. Were it to be retained, then consistently with the new policy we have recommended as above, then reference would need to be added to the Rural Amenity Zone. But we think the position is perfectly clear, as it is.

²⁶³ Submission 407

²⁶⁴ Submission 836

²⁶⁵ At Section 37

²⁶⁶ In Policy 6.3.2

²⁶⁷ At 37.20

229. The only reason one would retain that text would be if it were felt necessary to make the addition requested by Transpower, so that the text refers to the National Grid. However, we do not believe that that is necessary either. The context of Part 6.2 is one of a general introduction. If any provisions specifically related to the National Grid are required, they need to be addressed in the substantive provisions of the Chapter.
230. Mr Barr inferred from the Hearing Panel’s report on Chapter 6 that that Hearing Panel would have deleted Rules 6.4.1.2 and 6.4.1.3 if they had not been the subject of variation. We think that is a fair inference.
231. We likewise consider that given the Decisions Version policies as they stand, together with the additional policy we propose, Rules 6.4.1.2 and 6.4.1.3 are unnecessary. The only additional element they provide is the statement that Chapter 3’s objectives and policies are relevant and applicable in all zones. We agree with the Stage 1 submission of Arcadian Triangle that that is obvious on the face of the Plan and does not need to be stated. If it were to be stated, then we think that the existing text would need to be revised because Chapter 3 contains many provisions that are not related to landscape values.
232. In summary, we recommend to the Stream 15 Hearing Panel that:
- a. The text of Part 6.2 the subject of variation be deleted as proposed;
 - b. Rules 6.4.1.2 and 6.4.1.3 (renumbered 6.4.1 and 6.4.2 in the Decisions Version) might be deleted.
233. Obviously, with the vast bulk of Chapter 6, including Policies 6.3.1-6.3.3 inclusive, the subject of appeal, the position we have described and on which we have based our recommendation might change. However, in our view, it is preferable to take that position as the starting point, and make the provisions affected by Stage 2 consistent with it, in order that the Environment Court might have a complete package of provisions to review and amend, as appropriate.
234. Summarising our conclusion on the matters that are within our jurisdiction under this heading, we recommend the addition of a new policy to follow 6.3.3, numbered 6.3.3A, and worded as follows:
- “Provide a separate regulatory regime for the Wakatipu Basin Rural Amenity Zone, within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply.”*
(3.2.1.1, 3.2.1.7, 3.2.1.8, 3.2.5.2, 3.3.20-24, 3.3.32)
235. We believe that this additional policy is the most appropriate way to integrate Chapter 24 into the balance of the Proposed District Plan and thereby to achieve the objectives of the Proposed District Plan.

2.6 Scope Issues

236. One side effect of the staged Proposed District Plan process is that we had a number of submissions before us deferred from the Stage 1 process related to the location of ONL or ONF boundaries variously at Arthurs Point, Slope Hill, Crown Terrace and Morven Hill and which, if accepted, would leave areas of Rural Zoned land the subject of a Rural Character Landscape notation in the Proposed District Plan. This in turn raises the legal issue as to whether we have

25 Earthworks

25.1 Purpose

Earthworks are often a necessary component of the use and development of rural and urban land, and are often an integral part of the development, operation, maintenance and upgrading of infrastructure. Within urban areas, some modification of the landscape is inevitable in order to provide for development, including creating functional, safe and stable building sites, as well as roads and access ways with appropriate gradients. Within rural areas, some smaller scale earthworks are required to ensure the ongoing viability of rural land uses.

Within both rural and urban locations earthworks have the potential for adverse effects on landscape and visual amenity values and require management to ensure the District's Outstanding Natural Features, Landscapes, amenity values, cultural values, waterbodies and their margins are protected from inappropriate development.

Earthworks associated with construction, subdivision, land use and development can cause erosion of land and sedimentation of stormwater. Unless appropriately managed this could affect stormwater networks, or result in sediment entering wetlands, rivers and lakes. Earthworks can also create temporary nuisance effects from dust, noise and vibration that require management. The focus of Chapter 25 is therefore on ensuring the adverse effects of earthworks are appropriately managed and minimised. It does not seek to discourage or avoid earthworks in the District.

The volume, cut and fill limits in the Earthworks Chapter do not apply to earthworks associated subdivisions. All other rules in the Earthworks Chapter apply to subdivisions to manage potential adverse effects from for instance, earthworks near water bodies or cut and fill adjacent to neighbouring properties. Applications for subdivisions involving earthworks shall also be considered against the matters of discretion and assessment matters in this chapter.

Earthworks in this plan encompass the defined activities of earthworks but exclude cultivation, mineral prospecting, exploration and mining activity.

25.2 Objectives and Policies

25.2.1 Objective – Earthworks are undertaken in a manner that minimises adverse effects on the environment, protects people and communities, and maintains landscape and visual amenity values.

Policies

25.2.1.1 Ensure earthworks minimise erosion, land instability, and sediment generation and off-site discharge during construction activities associated with subdivision and development.

25.2.1.2 Manage the adverse effects of earthworks to avoid inappropriate adverse effects and minimise other adverse effects, in a way that:

- a. Protects the values of Outstanding Natural Features and Landscapes;
- b. Maintains the amenity values of Rural Character Landscapes
- c. Protects the values of Significant Natural Areas and the margins of lakes, rivers and wetlands;
- d. Minimises the exposure of aquifers, in particular the Wakatipu Basin, Hāwea Basin, Wanaka Basin and Cardrona alluvial ribbon aquifers;

Note: These aquifers are identified in the Otago Regional Plan: Water for Otago 2004.

- e. Protects Māori cultural values, including wāhi tapu and wāhi tūpuna and other sites of significance to Māori;
- f. Protects the values of heritage sites, precincts and landscape overlays from inappropriate subdivision, use and development; and
- g. Maintains public access to and along lakes and rivers.

- 25.2.1.3 Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.
- 25.2.1.4 Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.
- 25.2.1.5 Design earthworks to recognise the constraints and opportunities of the site and environment.
- 25.2.1.6 Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.
- 25.2.1.7 Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.
- 25.2.1.8 Undertake processes to avoid adverse effects on cultural heritage, including wāhi tapu, wāhi tūpuna and other taonga, and archaeological sites, or where these cannot be avoided, effects are remedied or mitigated.
- 25.2.1.9 Manage the potential adverse effects arising from exposing or disturbing accidentally discovered material by following the Accidental Discovery Protocol in Schedule 25.10.
- 25.2.1.10 Ensure that earthworks that generate traffic movements maintain the safety of roads and accesses, and do not degrade the amenity and quality of surrounding land.
- 25.2.1.11 Ensure that earthworks minimise natural hazard risk to people, communities and property, in particular earthworks undertaken to facilitate land development or natural hazard mitigation.

25.2.2 Objective – The social, cultural and economic wellbeing of people and communities benefits from earthworks

Policies

- 25.2.2.1 Enable earthworks that are necessary to provide for people and communities wellbeing, having particular regard to the importance of:
- a. Nationally and Regionally Significant Infrastructure;
 - b. tourism infrastructure and activities, including the continued operation, and provision for future sensitive development of recreation and tourism activities within the Ski Area Sub Zones and the vehicle testing facility within the Waiorau Ski Area Sub Zone;
 - c. minimising the risk of natural hazards;
 - d. enhancing the operational efficiency of farming including maintenance and improvement of track access and fencing; and
 - e. the use and enjoyment of land for recreation, including public walkways and trails.

25.3 Other Provisions and Rules

25.3.1 District Wide

Attention is drawn to the following District Wide chapters.

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

25.3.1.1 Refer to Chapter 33 Indigenous Vegetation and Biodiversity for earthworks within Significant Natural Areas. The provisions of this chapter apply in addition to the provisions in Chapter 33 Indigenous Vegetation and Biodiversity.

25.3.1.2 Earthworks are also managed as part of development activities and modifications to Historic Heritage items and settings identified on the Planning Maps and in Chapter 26 Historic Heritage. The provisions of this chapter apply in addition to the provisions in Chapter 26 Historic Heritage.

25.3.1.3 The rules relating to construction noise and vibration are managed in Chapter 36: Noise. Consideration of construction noise and vibration associated with earthworks are included as matters of discretion in Part 25.7 and assessment matters in Part 25.8 as a component of the management of the potential adverse effects of earthworks.

25.3.2 Interpreting and Applying the Rules

25.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant district wide rules, otherwise a resource consent will be required.

25.3.2.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the Non-Compliance Status column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

25.3.2.3 For restricted discretionary activities, the Council shall restrict the exercise of its discretion to the matters listed in 25.7 Matters of Discretion.

25.3.2.4 The rules for any zone include any subzone or overlay applicable to that zone, except where otherwise specified.

25.3.2.5 Earthworks associated with subdivisions under Chapter 27 are exempt from the following Rules:

- a. Table 25.2 Maximum Volume;
- b. Rule 25.5.15 Cut Standard; and
- c. Rule 25.5.16 Fill Standard.

All other rules in the Earthworks Chapter apply to earthworks associated with a subdivision. Applications for earthworks that are associated with subdivision shall be considered against the matters of discretion for earthworks in Part 25.7 and assessment matters in Part 25.8.

Applications for subdivision involving any earthworks shall be considered against the matters of discretion for earthworks in Part 25.7 and assessment matters in Part 25.8.

25.3.2.6 Earthworks within the Ski Area Sub Zones and vehicle testing facilities within the Waairau Ski Area Sub Zone are exempt from the earthworks rules, with the exception of the following rules that apply:

- a. Rules 25.5.12 and 25.5.13 that control erosion and sediment and dust;
- b. Rule 25.5.19 setbacks from waterbodies; and
- c. Rule 25.5.20 exposing groundwater.

- 25.3.2.7 Earthworks within the Rural Zone, Gibbston Character Zone and Rural Lifestyle Zone to facilitate the construction of a building and landscaping authorised by resource consent within an approved building platform are exempt from the following rules:
- a. Table 25.2 Maximum Volume;
 - b. Rule 25.5.15 Cut Standard; and
 - c. Rule 25.5.16 Fill Standard.
- 25.3.2.8 The provisions in this chapter do not apply to the following activities in Chapter 30 Energy and Utilities:
- a. Earthworks, buildings, structures and National Grid sensitive activities undertaken within the National Grid Yard;
 - b. Earthworks for the placement of underground electricity cables or lines.
 - c. Earthworks for the construction, alteration, or addition to underground lines.
- 25.3.2.9 Earthworks shall be calculated as follows:
- a. The maximum volume and area of earthworks shall be calculated per site, within any consecutive 12 month period
 - b. Volume shall mean the sum of all earth that is moved within a site and includes the total of any combined cut and fill. Refer to Interpretive Diagrams 25.1 to 25.3 located within Schedule 25.9
- 25.3.2.10 Earthworks for the following shall be exempt from the rules in Tables 25.1 to 25.3:
- a. Erosion and sediment control except where subject to Rule 25.5.19 setback from waterbodies.
 - b. The digging of holes for offal pits
 - c. Fence posts.
 - d. Drilling bores.
 - e. Mining Activity, Mineral Exploration or Mineral Prospecting.
 - f. Planting riparian vegetation.
 - g. Internments within legally established burial grounds.
 - h. Maintenance of existing vehicle and recreational accesses and tracks, excluding their expansion.
 - i. Deposition of spoil from drain clearance work within the site the drain crosses.

- j. Test pits or boreholes necessary as part of a geotechnical assessment or contaminated land assessment where the ground is reinstated to existing levels within 48 hours.
- k. Firebreaks not exceeding 10 metres width.
- l. Cultivation and cropping.
- m. Fencing in the Rural Zone, Wakatipu Basin Rural Amenity Zone (excluding the Precinct), Rural Lifestyle Zone and Gibbston Character Zone where any cut or fill does not exceed 1 metre in height or any earthworks does not exceed 1 metre in width.
- n. Earthworks where the following National Environmental Standards have regulations that prevail over the District Plan:
 - (i) Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009.
 - (ii) Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
 - (iii) Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016.
 - (iv) Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2016.

25.3.2.11 The following abbreviations are used within this Chapter.

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

25.3.3 Advice Notes - Regional Council Provisions

25.3.3.1 Some earthworks activities including those that:

- a. involve the diversion of water; including any earthworks structures used for flood hazard mitigation; or
- b. discharge of stormwater with sediment; or
- c. modification to water bodies including wetlands; or
- d. result in the exposure of groundwater aquifers:
are subject to the Otago Regional Council Regional Plan: Water for Otago 2004.

25.3.3.2 Cleanfill and Landfill activities are also subject to the Otago Regional Council Regional Plan: Waste for Otago 1997.

25.3.4 Advice Notes - General

25.3.4.1 Those who wish to undertake earthworks in the vicinity of Queenstown Airport or Wanaka Airport are referred to Figures 1 to 4 of the Planning Maps which identify the Airport Approach and Protection Measures, and Airport Protection Inner Horizontal and

Conical Surfaces for Queenstown Airport and Wanaka Airport. Land use restrictions within these areas are further described in Chapter 37: Designations, Parts D.3 and E.2. Persons who wish to undertake earthworks are advised to consult with the relevant requiring authority and the Civil Aviation Authority.

25.3.4.2 Part I of the Heritage New Zealand Pouhere Taonga Act 2014 states that no work may be undertaken on an archaeological site (whether recorded or unrecorded) until an archaeological authority to destroy, damage or modify a site has been granted by Heritage New Zealand Pouhere Taonga in accordance with that Act. Note: A recorded site is an archaeological site recorded via the New Zealand Archaeological Association’s Site Recording Scheme and information is available at www.archsite.org.nz.

25.3.4.3 Attention is drawn to the following iwi management plans that should be taken into account of and given regard to when assessing resource consent applications:

- a. Te Tangi a Tauria: The Cry of the People, the Ngāi Tahu ki Murihiku Iwi Management Plan for Natural Resources 2008.
- b. Kāi Tahu ki Otago Natural Resource Management Plans 1995 and 2005.

25.3.4.4 Resource consent may be required for earthworks under the following National Environmental Standards:

- a. Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. In particular for earthworks associated with the removal or replacement of fuel storage tanks, earthworks associated with sampling or disturbance of land identified in the Listed Land Use Register held by the Otago Regional Council. In these instances, the NES applies instead of the District Plan provisions.
- b. The Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016. In particular for earthworks associated with antennas and cabinets. Refer to Chapter 30 Energy and Utilities for clarification as to whether the NES applies instead of the District Plan provisions.
- c. The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009. Refer to Chapter 30 Energy and Utilities for clarification as to whether the NES applies instead of the District Plan provisions.
- d. The Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.

25.4 Rules – Activities

	Table 25.1 - Earthworks Activities	Activity Status
25.4.1	Earthworks that comply with all of the standards in Tables 25.2 and 25.3, except where listed in Table 25.1 as a restricted discretionary or discretionary activity.	P

	Table 25.1 - Earthworks Activities	Activity Status
25.4.2	Earthworks that do not comply with the standards for the maximum total volume of earthworks in Table 25.2.	RD
25.4.3	Earthworks for the construction or operation of a Cleanfill Facility.	RD
25.4.4	Earthworks for the construction or operation of a Landfill.	D
25.4.5	<p>Earthworks</p> <p>25.4.5.1 that modify, damage or destroy a wāhi tapu, wāhi tūpuna or other site of significance to Māori whether identified on the Planning Maps or not; or</p> <p>25.4.5.2 that modify, damage or destroy a listed heritage feature, in Chapter 26.8 Historic Heritage; or</p> <p>25.4.5.3 within the setting or extent of place of a listed heritage feature in Chapter 26.8 – Historic Heritage.</p>	D
25.4.6	Earthworks within a Statutory Acknowledgment Area, Tōpuni or Nohoanga identified on Planning Map 40.	D

25.5 Rules – Standards

	Table 25.2 - Maximum Volume	Maximum Total Volume
25.5.1	Arrowtown Residential Historic Management Zone Arrowtown Town Centre Zone Open Space and Recreation Zones	100m ³
25.5.2	Heritage Landscape Overlay Area Heritage Precinct Outstanding Natural Feature	10m ³
25.5.3	Low Density Residential Zone Medium Density Residential Zone High Density Residential Zone Waterfall Park Zone	300m ³

	Table 25.2 - Maximum Volume	Maximum Total Volume
25.5.4	Large Lot Residential Zone Rural Residential Zone Rural Lifestyle Zone Wakatipu Basin Rural Amenity Zone and Precinct	400m ³
25.5.5	Queenstown Town Centre Zone Wanaka Town Centre Zone Local Shopping Centre Zone Business Mixed Use Zone Airport Zone (Queenstown) Millbrook Resort Zone	500m ³
25.5.6	Rural Zone Gibbston Character Zone Airport Zone (Wanaka)	1000m ³
25.5.7	25.5.7.1 Roads 25.5.7.2 Roads located within an Outstanding Natural Feature identified on the Planning Maps	a. No limit b. 10m ³
	Jacks Point Zone	
25.5.8	Residential Activity Areas Open Space Horticulture Open Space Residential Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area	500m ³
25.5.9	Open Space Landscape Open Space Amenity	1000m ³

	Table 25.2 - Maximum Volume	Maximum Total Volume
	Homesite	
25.5.10	Open Space Golf Education Lodge Village Village Homestead Bay	No maximum

	Table 25.3 - Standards	Non-Compliance
	Nuisance effects, erosion, sediment generation and run-off	
25.5.11	Earthworks over a contiguous area of land shall not exceed the following area: 25.5.11.1 2,500m ² where the slope is 10° or greater. 25.5.11.2 10,000m ² where the slope is less than 10°.	RD
25.5.12	Erosion and sediment control measures must be implemented and maintained during earthworks to minimise the amount of sediment exiting the site, entering water bodies, and stormwater networks. Note: Compliance with this standard is generally deemed to be compliance with Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland region. Auckland Council Guideline Document GD2016/005.	RD
25.5.13	Dust from earthworks shall be managed through appropriate dust control measures so that dust it does not cause nuisance effects beyond the boundary of the site Note: Compliance with this standard is generally deemed to be compliance with section 9 of Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland region. Auckland Council Guideline Document GD2016/005.	RD

	Table 25.3 - Standards	Non-Compliance
25.5.14	<p>Earthworks that discovers any of the following:</p> <p>25.5.14.1 kōiwi tangata (human skeletal remains), wāhi taoka (resources of importance), wāhi tapu (places or features of special significance) or other Māori artefact material, or</p> <p>25.5.14.2 any feature or archaeological material that predates 1900, or</p> <p>25.5.14.3 evidence of contaminated land (such as discolouration, vapours, landfill material, significant odours),</p> <p>that is not provided for by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, any resource consent or other statutory authority, shall comply with the standards and procedures in Schedule 25.10 'Accidental Discovery Protocol'.</p>	RD
	Height of cut and fill and slope	
25.5.15	<p>The maximum depth of any cut shall not exceed 2.4 metres.</p> <p>25.5.15.1 This rule shall not apply to roads.</p>	RD
25.5.16	<p>The maximum height of any fill shall not exceed 2 metres.</p> <p>25.5.16.1 This rule shall not apply to roads and to the backfilling of excavations.</p>	RD

	Table 25.3 - Standards	Non-Compliance
25.5.17	<p>Earthworks for farm tracks and access ways in the following Zones and Activity Areas shall comply with standards 25.5.18.1 to 25.5.18.3:</p> <ul style="list-style-type: none"> • Rural Zone • Wakatipu Basin Rural Amenity Zone • Gibbston Character Zone • Jacks Point Zone Activity Areas: <ul style="list-style-type: none"> - Open Space Landscape - Open Space Golf - Open Space Amenity - Homesite - Education - Lodge <p>25.5.17.1 No farm track or access way shall have an upslope cut or batter greater than 1 metre in height.</p> <p>25.5.17.2 All cuts and batters shall not be greater than 65 degrees.</p> <p>25.5.17.3 The maximum height of any fill shall not exceed 2 metres.</p> <p>This standard shall not apply to roads.</p>	RD
	Setbacks from boundaries	

	Table 25.3 - Standards	Non-Compliance
25.5.18	<p>Earthworks greater than 0.3 metres in height or depth shall be set back from the site boundary the following minimum distances:</p> <p>25.5.18.1 Earthworks not supported by retaining walls:</p> <ol style="list-style-type: none"> a. a distance at least equal to the maximum height of the fill, as measured from the toe of the fill, with a maximum batter slope angle of 1:3 (vertical: horizontal); or b. 300mm plus a batter slope angle of a maximum of 1:3 (vertical: horizontal), as measured from the crest of the cut. <p>Refer to Interpretive Diagrams 25.4 and 25.5 located within Schedule 25.9.</p> <p>25.5.18.2 Earthworks supported by retaining walls:</p> <ol style="list-style-type: none"> a. Cut or fill supported by a retaining wall must be setback a distance at least equal to the height of the retaining wall; b. Cut and fill equal to or less than 0.5m in height is exempt from this rule. <p>Refer to Interpretive Diagrams 25.6 and 25.7 located within Schedule 25.9.</p>	RD
	Water bodies	
25.5.19	<p>Earthworks within 10m of the bed of any water body, or any drain or water race that flows to a lake or river, shall not exceed 5m³ in total volume, within any consecutive 12-month period.</p> <p>This rule shall not apply to:</p> <p>25.5.19.1 any artificial water body (watercourse, lake, pond or wetland) that does not flow to a lake or river, including Lake Tewa within the Jacks Point Zone; or</p> <p>25.5.19.2 Maintenance and repairing of existing hazard protection structures in and around a water body.</p>	RD
25.5.20	Earthworks shall not be undertaken below the water table of any groundwater aquifer, or cause artificial drainage of any groundwater aquifer.	RD

	Table 25.3 - Standards	Non-Compliance
	Cleanfill	
25.5.21	No more than 300m³ of Cleanfill shall be transported by road to or from an area subject to Earthworks.	RD

25.6 Non-Notification of Applications

All applications for resource consent for the following matters shall not require the written consent of other persons and shall not be notified or limited-notified:

25.6.1 Rule 25.5.11 for restricted discretionary activities that exceed the area (m²) standard.

25.7 Matters of Discretion

25.7.1 For all restricted discretionary activities discretion shall be restricted to the following matters. These matters may also be applicable to any discretionary or non-complying activity.

25.7.1.1 Soil erosion, generation and run-off of sediment.

25.7.1.2 Landscape and visual amenity.

25.7.1.3 Effects on infrastructure, adjacent sites and public roads.

25.7.1.4 Land stability.

25.7.1.5 Effects on water bodies, ecosystem services and biodiversity.

25.7.1.6 Cultural, heritage and archaeological sites.

25.7.1.7 Nuisance effects.

25.7.1.8 Natural Hazards.

25.7.1.9 Functional aspects and positive effects.

25.8 Assessment Matters

25.8.1 In considering whether or not to grant consent or impose conditions on a resource consent, regard shall be had, but not be limited by the following assessment matters which are listed in the order of the matters of discretion.

25.8.2 Soil erosion and generation of sediments

25.8.2.1 The extent to which the proposal achieves effective erosion and sediment management.

- 25.8.2.2 Whether earthworks will be completed within a short period, reducing the risk of actual and potential adverse effects.
- 25.8.2.3 Whether the extent or impacts of adverse effects from the earthworks can be mitigated by managing the season or staging of when such works occur.
- 25.8.2.4 Whether the proposal is supported with erosion and sediment management design that corresponds to the scale, area, duration of the works and the sensitivity of receiving environment. In particular where resource consent is required for non-compliance with Rule 25.5.11, this design is prepared by a suitably qualified person.

25.8.3 Landscape and visual amenity

- 25.8.3.1 Whether the design of the earthworks is sympathetic to natural topography.
- 25.8.3.2 Whether any rehabilitation is proposed and to what extent rehabilitation, revegetation or future buildings would mitigate adverse effects, including any re-vegetation or landscaping.
- 25.8.3.3 The duration of earthworks and any timeframes proposed for remedial works and revegetation.
- 25.8.3.4 Within Outstanding Natural Features and Landscapes and the Rural Character Landscapes, whether and to what extent earthworks avoid, remedy or mitigate adverse effects or improve landscape quality and character, taking into account:
 - a. physical attributes including geological, topographical features, waterbodies and formative processes of the landscape;
 - b. visual attributes including legibility, existing land management patterns, vegetation patterns, ridgelines or visually prominent areas; and
 - c. cultural attributes including Tangata whenua values, historic and heritage associations.
- 25.8.3.5 The sensitivity of the landscape to absorb change, and whether the earthworks will change the character or quality of the landscape.
- 25.8.3.6 The potential for cumulative effects on the natural form of the landscape.
- 25.8.3.7 Whether the design or location of any new tracks or roads can be modified in order to decrease the effects on the stability, visual quality and amenity values of the landscape.
- 25.8.3.8 The extent earthworks will affect visual amenity values including public or private views and whether the earthworks will be remediated, and the final form of the area affected is consistent with natural topography and land use patterns.

25.8.4 Effects on infrastructure, adjacent sites and public roads

- 25.8.4.1 Whether the earthworks will affect stormwater and overland flows, and the extent to which this creates adverse effects off-site and increases stormwater flows onto other properties, including whether this will exceed existing stormwater design or stormwater management of those properties.
- 25.8.4.2 Whether the earthworks or final ground levels will adversely affect existing infrastructure, utility services and assets.
- 25.8.4.3 Where there will need to be off-site disposal of excess material or cleanfill, traffic generation effects limited to access, road network performance and safety, damage to the carriageway and amenity effects.
- 25.8.4.4 Whether the use of legal instruments are necessary, such as a bond to ensure works are completed, the earthworks area is rehabilitated, or for damage to roads.
- 25.8.4.5 Any other measures employed to reduce the impact on other sensitive receivers such as aircraft operating in the Airport Protection Inner and Conical Surfaces for Queenstown and Wanaka Airports.

25.8.5 Land stability

- 25.8.5.1 The extent to which any proposal demonstrates that fill associated with buildings, retaining, accesses and parking areas comply with the QLDC Land Development and Subdivision Code of Practice, where these matters have not already been addressed through a subdivision consent or building consent pursuant to Building Act 2004.
- 25.8.5.2 Where earthworks are proposed on a site gradient greater than 18.5 degrees (1 in 3), whether advice from a suitably qualified person has been provided to address the stability of the earthworks.
- 25.8.5.3 Whether cut, fill and retaining are designed and undertaken in accordance with the QLDC Land Development and Subdivision Code of Practice.
- 25.8.5.4 Whether the earthworks and any associated retaining structures are designed and located to avoid adverse effects on the stability and safety of surrounding land, buildings, and structures.

25.8.6 Effects on water bodies, ecosystem services and biodiversity

- 25.8.6.1 The effectiveness of sediment control techniques to ensure sediment run-off does not leave the development site or enter water bodies.
- 25.8.6.2 Whether and to what extent any groundwater is likely to be affected, and mitigation measures are proposed to address likely effects.
- 25.8.6.3 The effects of earthworks on the natural character, ecosystem services and biodiversity values of wetlands, lakes and rivers and their margins.

25.8.6.4 The effects on significant natural areas.

25.8.7 Cultural, heritage and archaeological values

25.8.7.1 The extent to which the activity modifies or damages wāhi tapu or wāhi taonga, whether tangata whenua have been notified and the outcomes of any consultation.

25.8.7.2 The extent to which the activity affects Ngāi Tahu's cultural, spiritual, historic and traditional association with a Statutory Acknowledgment Area having regard to the relevant provisions of the iwi management plans identified in Advice Note 25.3.4.3.

25.8.7.3 The extent to which a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin or other archaeological items has been provided and the effectiveness of the protocol in managing the impact on Mana Whenua cultural heritage if a discovery is made. Using the Accidental Discovery Protocol in Schedule 25.10 as a guide.

25.8.7.4 Whether the proposal protects the relationship of Mana Whenua with their cultural heritage.

25.8.7.5 Whether the area subject to earthworks contains a recorded archaeological site, and if so the extent to which the proposal would affect any such site and whether any necessary archaeological authority has been obtained from Heritage New Zealand Pouhere Taonga.

25.8.7.6 The extent to which earthworks and vibration adversely affect heritage items.

25.8.8 Nuisance effects

25.8.8.1 The extent to which earthworks will generate adverse noise, vibration, odour, dust, lighting and traffic effects on the surrounding environment and the effectiveness of proposed mitigation measures, including whether a management plan has been submitted as part of the application.

25.8.8.2 Duration and hours of operation, including whether the activity will generate noise and vibration effects, which detract from the amenity values of the surrounding area to an extent greater than anticipated to accommodate development otherwise provided for by the District Plan.

25.8.9 Natural Hazards

25.8.9.1 Whether the earthworks are necessary to avoid, remedy or mitigate the risk of any natural hazard.

25.8.9.2 Where the proposal is affected by, or potentially affected by, natural hazards as identified in the Council's natural hazards database, particular regard shall

be had to the Natural Hazards Chapter 28, in particular Policies 28.3.2.1, 28.3.2.2, 28.3.2.3.

- 25.8.9.3 Whether the earthworks and final ground levels will adversely affect an aquifer or an overland flow path or increase the potential risk of flooding within the site or surrounding sites.
- 25.8.9.4 The extent earthworks affect the risk of natural hazards and whether the risk is reduced or not increased.

25.8.10 Functional aspects and positive effects

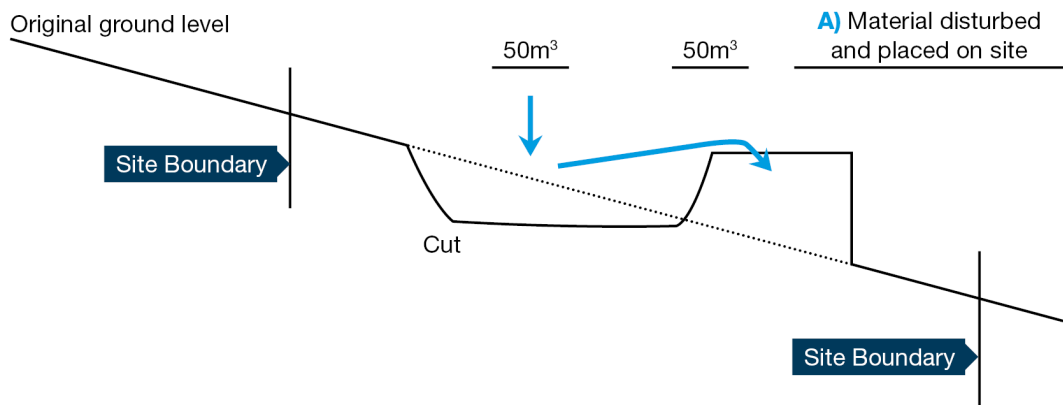
- 25.8.10.1 Whether the earthworks are necessary for the functional or operational requirements of infrastructure, including network utility installation, repair or maintenance.
- 25.8.10.2 The extent to which the earthworks are necessary to accommodate development otherwise provided for by the District Plan.
- 25.8.10.3 Whether the earthworks are associated with farming activities and will enhance operational efficiency including maintenance and improvement of track access, safety and fencing.
- 25.8.10.4 Whether the earthworks are for the purposes of a fire break and the extent of the fire break is necessary.
- 25.8.10.5 Whether the earthworks are for the purposes of public recreation trails that enhance recreational opportunities and access.
- 25.8.10.6 Whether the earthworks are necessary for the remediation of contaminated land and facilitate the efficient use of the land resource.

25.9 Schedule 25.9 Interpretive Diagrams

25.1 Interpretative Diagram: Volume scenario A Elevation View

The total volume of earthworks means 'the total volume of all material that is moved within a site'

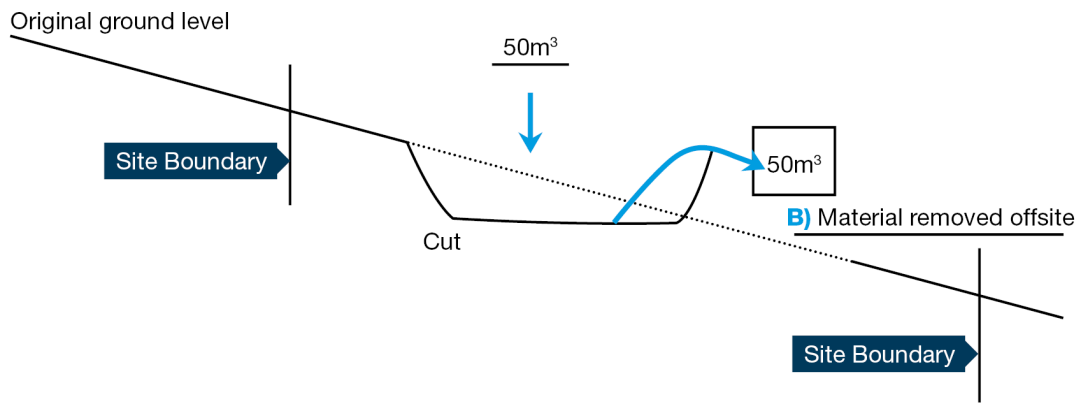
$$\text{A) Total Volume} = 50\text{m}^3 (\text{Cut}) + 50\text{m}^3 (\text{Fill}) \\ = 100\text{m}^3$$



25.2 Interpretative Diagram: Volume scenario B Elevation View

The total volume of earthworks means 'the total volume of all material that is moved within a site'

$$\text{B) Total Volume} = 50\text{m}^3 (\text{Cut}) \text{ removed off-site} \\ = 50\text{m}^3$$

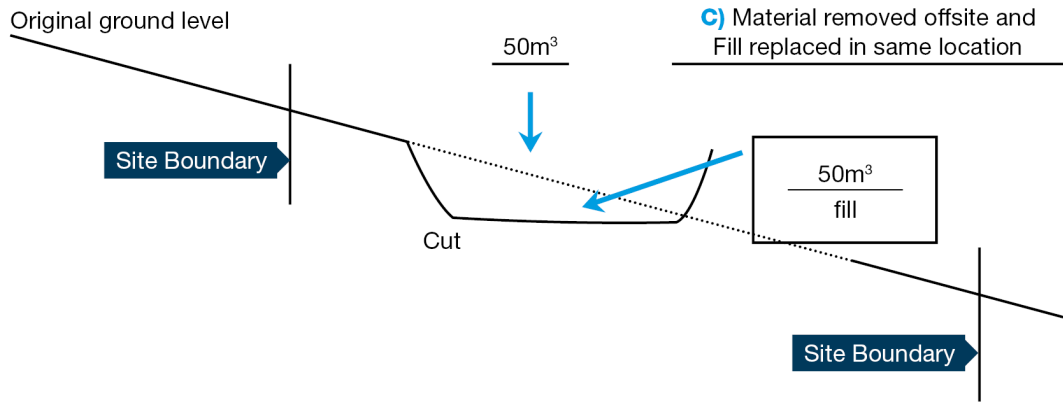


25.3

Interpretative Diagram: Volume scenario C
Elevation View

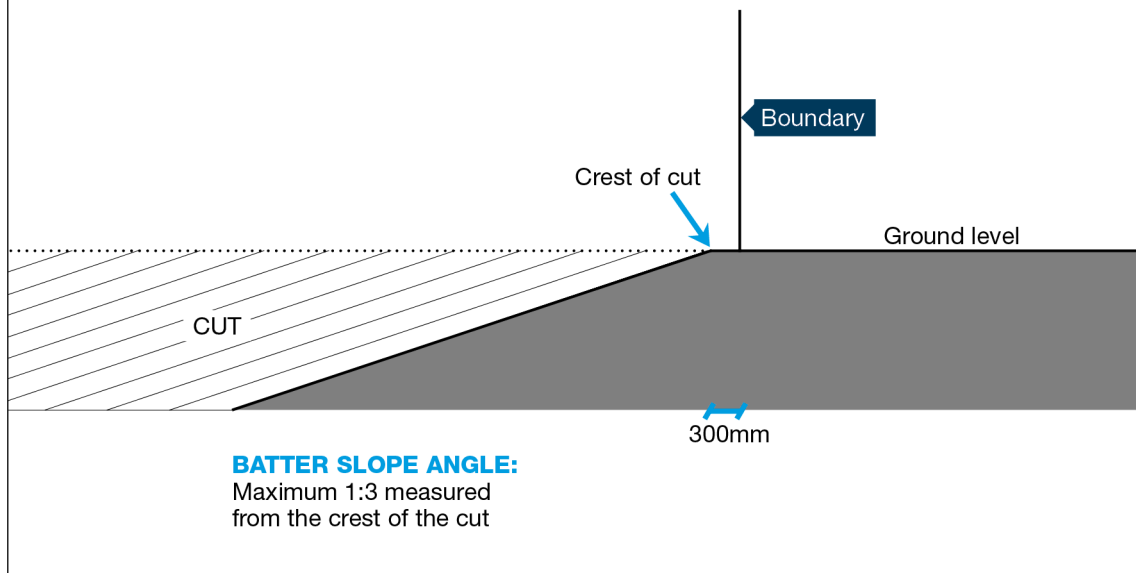
The total volume of earthworks means 'the total volume of all material that is moved within a site'

- C) Total Volume = 50m³ (Cut)** removed from site
- = 50m³ material placed in same location (i.e. compacted fill)
- = 100m³



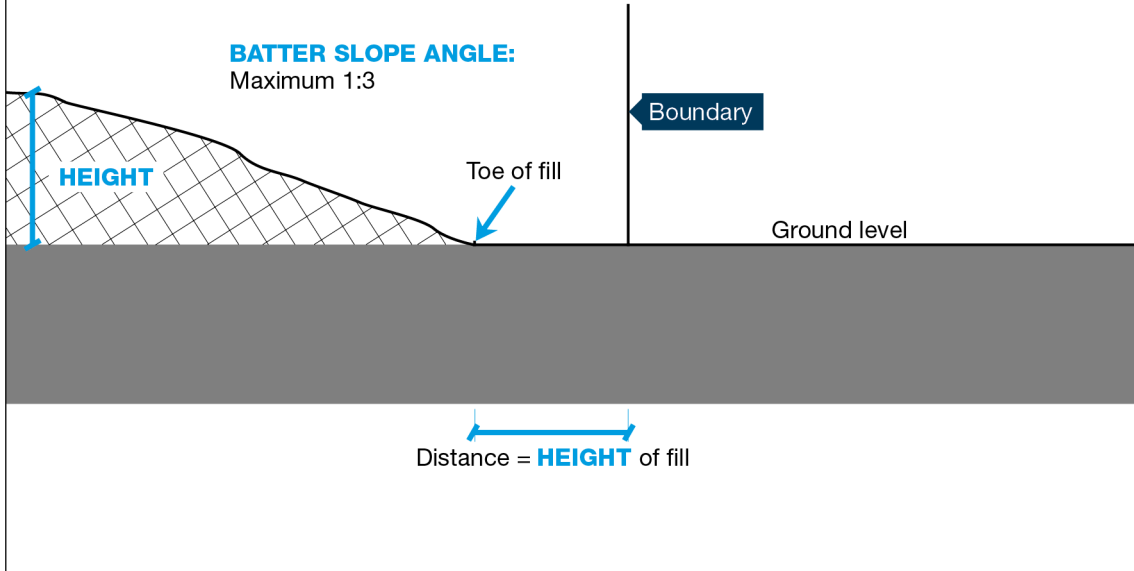
25.4

Interpretative Diagram: Unsupported Cut
Elevation View



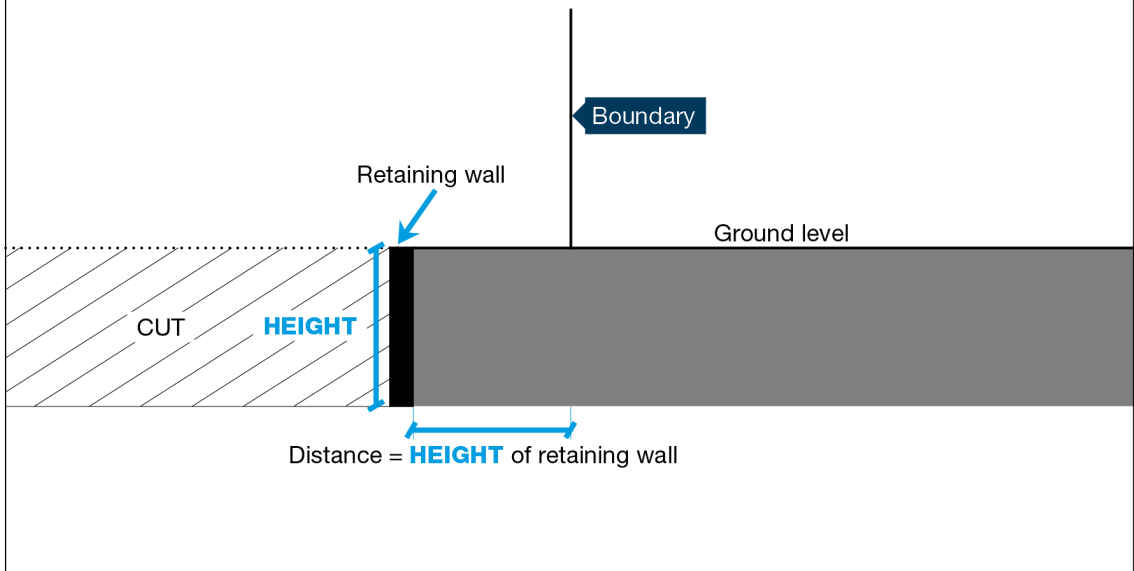
25.5

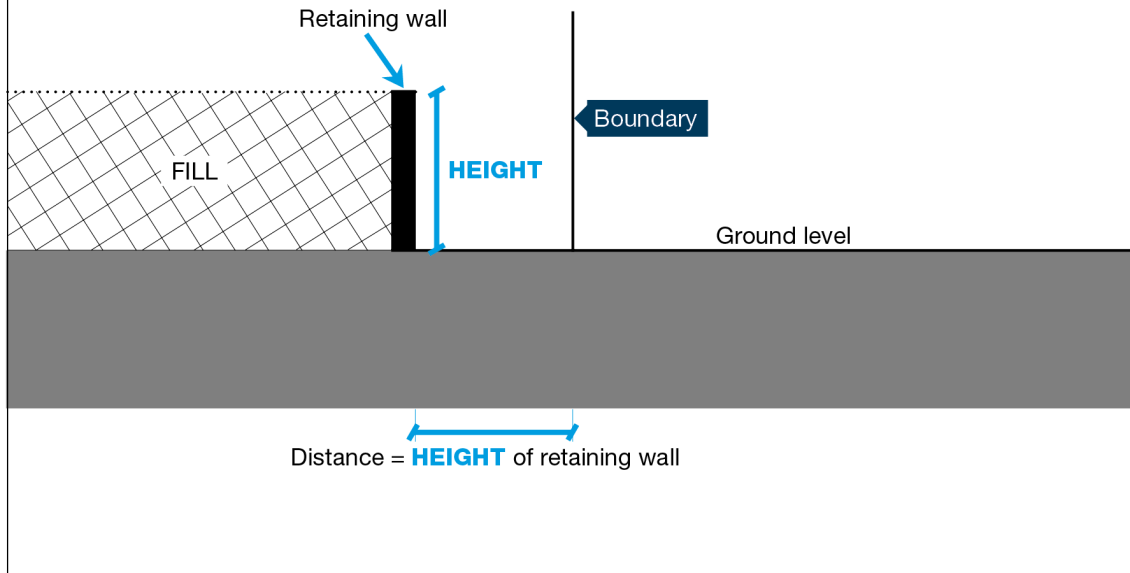
Interpretative Diagram: Unsupported Fill Elevation View



25.6

Interpretative Diagram: Cut Supported by Retaining Elevation View



25.7**Interpretative Diagram: Fill Supported by Retaining Elevation View****25.10 Schedule 25.10 Accidental Discovery Protocol**

Earthworks shall be undertaken as follows:

Upon discovery of any material listed in Rule 25.5.14, the following steps shall be taken:

25.10.1 Cease works and secure the area

25.10.1.1 All works shall immediately cease within 20m of any part of the discovery, including shutting down all earth disturbing machinery and stopping all earth moving activities, and in the case of evidence of contaminated land applying controls to minimise discharge of contaminants into the environment.

25.10.1.2 The area of the discovery shall be secured, including a sufficient buffer area to ensure that all discovered material remains undisturbed.

25.10.2 Inform relevant authorities and agencies

25.10.2.1 The following parties shall be immediately informed of the discovery:

- a. the New Zealand Police if the discovery is of human remains or kōiwi;
- b. the Council in all cases;
- c. Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site, Māori cultural artefact, human remains or kōiwi;

- d. Mana Whenua if the discovery is an archaeological site, Māori cultural artefact, or kōiwi.

25.10.3 Wait for and enable inspection of the site

- 25.10.3.1 All works shall cease and provision shall be made to enable the site to be inspected by the relevant authority or agency:
 - a. if the discovery is human remains or kōiwi, the New Zealand Police are required to investigate the human remains to determine whether they are those of a missing person or are a crime scene. The remainder of this process shall not apply until the New Zealand Police confirm that they have no further interest in the discovery; or
 - b. if the discovery is of other than evidence of contaminants, a site inspection for the purpose of initial assessment and response shall be arranged by the Council in consultation with Heritage New Zealand Pouhere Taonga and appropriate Mana Whenua representatives; or
 - c. if the discovery is evidence of contaminants, a suitably qualified person shall complete an initial assessment and provide information to the Council on the assessment and response.

Following site inspection and consultation with all relevant parties, the directions of the Council, as to the area within which work must cease and any changes to controls on discharges of contaminants, shall be complied with, until the requirements of f. are met.

25.10.4 Recommencement of work

- 25.10.4.1 Work within the area determined by the Council at e. shall only recommence when all of the following requirements, so far as relevant to the discovery, have been met:
 - a. Heritage New Zealand has confirmed that an archaeological authority has been approved for the work or that none is required;
 - b. any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage;
 - c. the requirements of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 have been met;
 - d. any material of scientific or educational importance must be recorded and if appropriate recovered and preserved;
 - e. where the site is of Māori origin and an authority from Heritage New Zealand Pouhere Taonga is not required the Council will confirm, in consultation with Mana Whenua, that:
 - (i) any kōiwi have either been retained where discovered or removed in accordance with the appropriate tikanga; and

- (ii) any agreed revisions to the planned works to be/have been made in order to address adverse effects on Māori cultural values.
- f. any necessary resource consent has been granted to any alteration or amendment to the earthworks or land disturbance that may be necessary to avoid the sensitive materials and that is not otherwise permitted under the Plan or allowed by any existing resource consent.
- g. there are no requirements in the case of archaeological sites that are not of Māori origin and are not covered by Heritage New Zealand Pouhere Taonga Act 2014.

Variation to Stage 1 PDP Chapter 2 Definitions:

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

<p>Earthworks</p>	<p>Means the disturbance of land surfaces by the removal or <u>deposition on or change to the profile of land.</u></p> <p><u>Earthworks includes excavation, filling, cuts, root raking and blading, firebreaks, batters and the formation of roads, access, driveways, tracks and the deposition and removal of cleanfill.</u> depositing of material, excavation, filling or the formation of roads, banks, and tracks. Excludes the cultivation of land and the digging of holes for offal pits and the erection of posts or poles or the planting of trees.</p>
<p>Landfill</p>	<p>Means a site used for the deposit of solid wastes onto or into land.</p> <p><u>Means the use of land for the primary purpose of providing a disposal facility for the controlled deposit of solid wastes, household wastes and green waste onto or into land. Excludes offal pits, silage pits and silage stacks that are part of a farming activity.</u></p>
<p>Mining Activity</p>	<p>Means the use of land and buildings for the primary purpose of the extraction, winning, quarrying, excavation, taking and associated processing of minerals and includes prospecting and exploration.</p> <p><u>Means operations in connection with mining for any mineral; and includes, when carried out at or near the site where the mining is undertaken:</u></p> <ul style="list-style-type: none"> • <u>the extraction, transport, treatment, processing, and separation of any mineral or chemical substance from the mineral; and</u> • <u>the construction, maintenance, and operation of any works, structures, and other land improvements, and of any related machinery and equipment connected with the operations; and</u> • <u>the removal of overburden by mechanical or other means, and the stacking, deposit, storage, and treatment of any substance considered to contain any mineral; and</u> • <u>the deposit or discharge of any mineral, material, debris, tailings, refuse, or wastewater produced from or consequent on the operations.</u>

	<u>Mineral extraction, extraction or extractive activities shall have the same meaning.</u>
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New Definitions Stage 2 PDP:

<u>Cleanfill</u>	<p><u>Means material that, when buried, will have no adverse effects on people or the environment. Cleanfill material includes virgin natural materials such as clay, soil and rock, and other inert materials, such as concrete or brick, that are free of:</u></p> <ul style="list-style-type: none"> (a) <u>combustible, putrescible, degradable or leachable components;</u> (b) <u>hazardous substances;</u> (c) <u>products or materials derived from hazardous waste treatment, hazardous waste stabilisation, or hazardous waste disposal practices;</u> (d) <u>materials that may present a risk to human or animal health, such as medical and veterinary waste, asbestos or radioactive substances; or</u> (e) <u>liquid waste.</u>
<u>Cleanfill Facility</u>	<u>Means land used solely for the disposal of cleanfill. A cleanfill facility may include stockpiling, rehabilitation and landscaping.</u>

Variation to Stage 1 Subdivision and Development Chapter 27:

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

27.4.2 Earthworks associated with subdivision

27.4.2.1 Refer to Chapter 25 Earthworks, Rule 25.3.2.5. Earthworks associated with subdivisions are subject to the earthworks standards in Chapter 25 (except the maximum total volume, cut and fill standards). Applications for subdivision involving earthworks shall be assessed against the matters of discretion and assessment matters in Chapter 25. ~~Earthworks undertaken for the development of land associated with any subdivision shall not require a separate resource consent under the rules of the District Wide Earthworks Chapter, but shall be considered against the matters of control or discretion of the District Wide Earthworks Chapter as part of any subdivision activity.~~

Variation to Stage 1 Jacks Point Zone Chapter 41:

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

Page 41-3:

~~41.3.2.2 Earthworks undertaken for the development of land associated with any subdivision shall be governed by Chapter 27: Subdivision and Development.~~

Pages 41-13 to 41-15:

Rule 41.5.4 Delete in entirety.

Earthworks (excluding earthworks associated with a subdivision)		RD
<p>41.5.4.1 Volume of Earthworks</p> <p>The maximum total volume of earthworks (m³) shall not exceed that specified in the table below.</p> <p>a. The maximum total volume of earthworks shall be calculated per site, within one consecutive 12 month period.</p> <p>b. Volume shall mean the sum of all earth that is moved within a site and includes any combination of cut and fill, removing fill off-site and replacing fill on site – refer Interpretive Diagrams 5 (a), (b) and (c) of the Earthworks Chapter of the Operative District Plan.</p>		
Activity Area	Maximum Total Volume	
Residential Activity Areas Village Village Homestead Bay Open Space Horticulture Open Space Residential	500 m ³	

Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area			
Open Space Landscape Open Space Amenity Farm Preserve 1 and 2 Homesite	1,000 m ²		
Open Space Golf Education Education Innovation Campus Lodge	No maximum		

41.5.4.2 — Height of cut and fill and slope

OSL, OSG, OSA, FP-1 and 2, HS, E, EIC and L Activity Areas:

- — No road, track or access way shall have an upslope cut or batter greater than 1 metre in height, measured vertically.
- — All cuts and batters shall be laid back such that their angle from the horizontal is no more than 65 degrees.
- — The maximum height of any fill shall not exceed 2 metres.

c. All other Activity Areas:

- — The maximum height of any cut shall not exceed 2.4 metres.
- — The maximum height of any fill shall not exceed 2 metres.
- — The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 of the Earthworks Chapter of the Operative District Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5 metre in height.

41.5.4.3 Fill

All fill for residential building platforms and associated retaining walls is to be in accordance with the requirements of NZS 4404:2010 and/or NZS 4431:1989 as appropriate.

14.5.4.4 Environmental Protection Measures

Any person carrying out earthworks shall implement sediment and erosion control measures to avoid sediment effects beyond the boundary of the site.

- d. — Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site.

~~e. Areas of exposed soil are to be vegetated / re-vegetated within 12 months from the completion of works.~~

~~41.5.4.5 Water bodies~~

~~Earthworks within 7m of the bed of any water body shall not exceed 20m³ in total volume, within one consecutive 12 month period.~~

~~f. Any material associated with earthworks activity shall not be positioned within 7m of the bed of any water body or where it may dam, divert or contaminate water.~~

~~g. Earthworks shall not:~~

- ~~● cause artificial drainage of any groundwater aquifer;~~
- ~~● cause temporary ponding of any surface water.~~

~~41.5.4.6 Cultural heritage and archaeological sites~~

~~Earthworks shall not modify, damage or destroy any waahi tapu, waahi taonga or identified feature in Chapter 26, or any archaeological site.~~

~~Discretion is restricted to all of the following:~~

- ~~● The nature and scale of the earthworks~~
- ~~● Environmental protection measures~~
- ~~● Remedial works and revegetation~~
- ~~● The effects on landscape and visual amenity values~~
- ~~● The effects on land stability and flooding~~
- ~~● The effects on water bodies~~
- ~~● The effects on cultural and archaeological sites~~
- Noise

QUEENSTOWN LAKES DISTRICT COUNCIL

Hearing of Submissions on Proposed District Plan

Stream 15 Report

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

**Report 19.3 – Chapter 25
Earthworks**

Commissioners

Denis Nugent (Chair)

Sarah Dawson

Calum MacLeod

Robert Nixon

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Appendix 1: Chapter 25 and Variations to Chapters 2, 27 and 41 as Recommended

Appendix 2: Recommendations on Submissions and Further Submissions

1. PRELIMINARY

1.1 Introduction

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

1.2 Terminology in this Report

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

District	Queenstown Lakes District
DoC	Department of Conservation
Federated Farmers	Federated Farmers of New Zealand Inc
Fish and Game	Otago Fish and Game Council
HNZ	Heritage New Zealand
Jacks Point Group	Henley Downs Farm Holdings Limited and Henley Downs Land Holdings Limited ¹ ; and Darby Planning LP ²
JPZ	Jacks Point Zone
Kāi Tahu	Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou, Hokonui Rūnanga, Te Rūnanga o Waihōpai, Te Rūnanga o Awarua and Te Rūnanga o Ōraka-Aparima
Millbrook	Millbrook Country Club
MRZ	Millbrook Resort Zone
NES-PF	National Environmental Standards for Plantation Forestry
NZSki	NZSki Limited
ONL	Outstanding Natural Landscape as shown on the Planning Maps of the PDP (Decisions Version)
ORC	Otago Regional Council
PC49	Plan Change 49 to the ODP

¹ Submission 2381

² Submission 2376

PDP	Proposed District Plan
Reply Version	The version of Chapter 25 attached to the Reply Evidence of J Wyeth
Skyline	Skyline Enterprises Limited
Treble Cone Group	Treble Cone Investments Limited ³ ; Soho Ski Area Ltd and Blackmans Creek No. 1 LP ⁴ ; Darby Planning LP ⁵
Water Plan	Regional Plan: Water for Otago
WBRAZ	Wakatipu Basin Rural Amenity Zone
ZJV	ZJV (NZ) Limited

1.3 Background

3. This report deals with the submissions and further submissions lodged in respect of Chapter 25 Earthworks, the variation to Chapter 2 Definitions notified with Chapter 25, and the variations to Chapter 27 Subdivision and Development and Chapter 41 Jacks Point Zone notified with Chapter 25.
4. Mr Jerome Wyeth, a planning consultant engaged by the Council, prepared a Section 42A Report, rebuttal evidence and a reply statement. This was supported by expert evidence from Mr Trent Sunich, an environmental consultant engaged by the Council. We also had the benefit of evidence from several submitters. Mr Wyeth advised us that he had not had any prior direct involvement in the development of Chapter 25 as notified. His company had prepared a technical report for the Council, to inform the development of the chapter, which he had not been involved with.
5. The hearings proceeded as described in Report 19.1.
6. There were a large number of submissions received on Chapter 25 and the associated variations to Chapter 2, 27 and 41. As stated in Report 1⁶, it is not necessary for the Hearing Commissioners to address each submission individually, rather the Hearing Panel's report can address decisions by grouping submissions. This is the approach taken in this Report. When discussing each section and/or provision, not every aspect of the submissions, as categorised by Council staff, is mentioned. In addition, where the Council's evidence supports a submission and there is no conflicting evidence, we have not specifically referred to that matter in the Report. That is so the Report is not unnecessarily wordy. However, in each case the Hearing Panel has considered all the submissions and further submissions on Chapter 25 and the variations. We set out in Appendix 2 a list of the submissions and further submissions and our recommendation in respect of each one.

³ Submission 2373

⁴ Submission 2384

⁵ Submission 2376

⁶ Report 1 para [52]-[53]

1.4 General Submissions

7. As set out in Report 19.1, where a submission seeking a change to Chapter 25 was only considered in evidence from the Council, without the benefit of evidence from the submitter or from a submitter on a related submission, we have no basis in evidence to depart from the recommendation of the Council's witness and recommend accordingly.
8. Several submissions on PDP (Stage 1) were carried over to be heard in conjunction with Chapter 25 and the variation to Chapter 41 Jacks Point Zone notified with Chapter 25. These were listed and addressed under Issue 14 of the Section 42A Report prepared by Mr Wyeth. The submissions relate to the maximum earthworks volumes, cut and fill height restrictions and set-backs from artificial water bodies in the Jacks Point Zone. The evidence for the Jacks Point Group⁷ was that they generally supported the integration of all earthworks provisions into the standalone Chapter 25. In terms of the specific provisions in Chapter 25 for earthworks in the Jacks Point Zone, general agreement was reached between Mr Wyeth (through the amendments he recommended) and the evidence for the Jacks Point Group⁸. Accordingly, we have not needed to address these submissions further in this report.
9. Before discussing the provisions in Chapter 25 and the variations, and the submissions on those provisions, we will discuss two general matters raised in several submissions:
 - whether it is appropriate for earthworks to be managed through Chapter 25 of the PDP, when there are already adequately managed by ORC, DoC or through other chapters of the PDP; and
 - whether or not the PDP can, or should, include earthworks provisions that are more stringent than those in Plan Change 49 to the ODP (PC49).
10. Some submissions supported Chapter 25 generally⁹; in relation to specific zones¹⁰; or in relation to a broad range of provisions¹¹. As we are recommending some changes to the provisions, we recommend these submissions be accepted in part.
11. Some submissions opposed Chapter 25 and requested that the ODP earthworks provisions are retained¹², on the basis that they were recently made operative under PC49. The ODP is being replaced, in stages, by the PDP. Even if we were to recommend rejection of Chapter 25 in its entirety, the provisions for earthworks would not revert to those under the ODP. On this basis, we recommend that these submissions be rejected. However, we note that aspects of the approach under the ODP have been specifically requested as amendments to Chapter 25, including: exclusion of the Ski Area Sub-Zones (SASZs); retaining earthworks volume thresholds from the ODP; and deletion of some new standards included in notified Chapter 25. We address these aspects later in this Report, as we consider each Chapter 25 provision.
12. Some submitters suggested alternative approaches to dealing with impacts from earthworks in the District. These included Council website notification of locations and time of major earthworks to better inform the public¹³; not requiring earth bunds and mounds screening

⁷ R Henderson, EiC, paragraph 17

⁸ R Henderson, EiC, paragraph 106-108

⁹ For example: Submissions 2019 and 2495

¹⁰ Refer J Wyeth, Section 42A Report, paragraphs 6.2-6.5

¹¹ For example: Submissions 2455, 2618, 2446, 2484, 2540, 2242, 2194, 2195, 2478, 2538 and 2442

¹² For example: Submissions 2448, 2465, 2552, 2560 and 2549

¹³ Submission 2495

dwellings¹⁴; and regular water testing above and below site development boundaries as part of resource consent conditions¹⁵. We agree with Mr Wyeth¹⁶ that it is outside the scope of the PDP to require the Council to notify the public about earthworks. We note and accept Mr Wyeth's statement¹⁷ that there is no requirement in the PDP for screening dwellings with bunds. We also agree with Mr Wyeth's evidence that requirements for water quality monitoring for developments involving earthworks are best determined on a case-by-case basis through the resource consent processes required through Chapter 25, rather than generic requirements being specified in the PDP. We consider the Matters of Discretion and Assessment Matters included in 25.7 and 25.8 of Chapter 25 would enable such conditions to be imposed. On this basis, we recommend these submissions be rejected.

13. Glendhu Bay Trustees Limited¹⁸ requested that, in the event that the decisions on Stage 1 of the PDP agree to the creation of the Glendhu Station Zone, those provisions are incorporated into Chapter 25. The proposed Glendhu Station Zone was rejected through the PDP Stage 1 Decisions¹⁹. Trojan Helmet Limited²⁰ also requested specific earthworks provisions for its proposed The Hills Zone. This rezoning request has been considered in Hearing Stream 14 and it has been recommended that it be rejected²¹. Chapter 25 does not, therefore, include separate earthworks provisions for these areas. We recommend that these submissions be rejected.
14. ORC²² asked that Chapter 25 better recognises and gives effect to the relevant objectives and policies of the Proposed RPS, specifically Objectives 3.1 and 3.2. The submission stated that the Proposed RPS contains a number of objectives and policies related to recognising, protecting and enhancing areas of significant vegetation and habitats, and indigenous vegetation generally. ORC recognised that the notified Chapter 25 gives some effect to these issues in its assessment matters (25.8.6 (c)), but states that the assessment matters need to also cover terrestrial areas. We did not hear evidence on behalf of ORC at the hearing. Mr Jerome Wyeth²³ addressed this submission in his Section 42A Report, summarising the relevant Proposed RPS provisions and recommending amendments to better give effect to it. We accept Mr Wyeth's amendments and do not consider any additional amendments are required. We recommend the submission is accepted in part.
15. Mr Wyeth addressed the submission²⁴ from of Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou, Hokonui Rūnanga, Te Rūnanga o Waihōpai, Te Rūnanga o Awarua and Te Rūnanga o Ōraka-Aparima (Kāi Tahu). This seeks a number of amendments to the PDP to better provide for the cultural values, rights and interests of Kāi Tahu and better achieve the purpose of the Act. The submission from Kāi Tahu was generally supported by three further submissions. Mr Wyeth summarised the amendments sought by Kāi Tahu and agreed that the PDP needs to recognise Kāi Tahu's cultural values and interests. He noted that Chapter 5 specifically relates to Kāi Tahu's values and interests and the strategic directives in

¹⁴ Submission 2133

¹⁵ Submission 2140

¹⁶ J Wyeth, Section 42A Report, paragraph 20.34

¹⁷ J Wyeth, Section 42A Report, paragraph 20.35

¹⁸ Submission 2382

¹⁹ Report 16.16

²⁰ Submission 2387

²¹ Report 18.7

²² Submission 2497

²³ J Wyeth, Section 42A Report, paragraphs 6.8-6.9

²⁴ J Wyeth, Section 42A Report, paragraphs 6.16-6.22

that chapter need to be given effect to throughout the PDP chapters, including Chapter 25. Although Mr Wyeth considered that Chapter 25 already includes a number of relevant provisions, he agreed that improvements could be made. He recommended improved linkages between Chapters 5 and 25, and greater consistency and specificity in the way sites of significance to Kāi Tahu are referred to. We did not hear evidence on behalf of Kāi Tahu at the hearing. We accept Mr Wyeth's amendments to the Purpose of Chapter 25, Policy 25.2.1.2, and Rule 25.4.5. We recommend the submission from Kāi Tahu is accepted in part.

16. A group of submitters²⁵ made general submissions seeking that SASZs be exempt from all earthworks rules in Chapter 25, particularly where the ski areas are located on conservation or public lands; or where there is overlap with controls from ORC²⁶. We address these submissions below in relation to duplication with controls over earthworks by ORC and/or DoC, as well as later in this Report where we consider each of the Chapter 25 provisions.

1.5 Duplication with Controls over Earthworks by ORC, DoC or other Chapters of the PDP

17. As stated above, a group of submitters with interests in the District's ski areas made submissions seeking that SASZs be exempt from the earthworks rules in Chapter 25, on the grounds that earthworks are already adequately controlled by the Department of Conservation (DoC) where the ski areas are on conservation land; by ORC through the Otago Regional Plan: Water (the Water Plan); or through other chapters of the PDP, such as Chapter 33. Before we consider submissions on the detailed provisions of Chapter 25 (including within SASZs), we will generally consider whether it is appropriate for earthworks to be managed through Chapter 25 of the PDP, rather than the alternatives of management by ORC, DoC or through other chapters of the PDP.
18. We received legal submissions on this matter from Maree Baker-Galloway on behalf of the group of submitters²⁷ (other than for NZSki Limited (NZSki) and Skyline Enterprises Limited (Skyline)). She submitted that it was generally less efficient, and unnecessary, to duplicate regulation in the District Plan where that is otherwise adequately managed through Regional Plans. In addition, it was her submission that other regulation over earthworks, as a result of the underlying nature or tenure of a landholding (such as licences or leases with Land Information New Zealand, or concessions from DoC), mean that earthworks in such areas should not be subject to additional, unnecessary regulation, unless there is evidence of the need to control specific effects. Ms Baker-Galloway referred us to section 75 of the Act, requiring the district plan to give effect to an RPS, and not be inconsistent with a regional plan, indicating that this would be ensured by avoiding duplication of controls.
19. Mr Wakefield also addressed us on these matters in his opening and reply representations / legal submissions for the Council²⁸.
20. Firstly, in relation to overlap with ORC functions, he stated the Council recognised the management of the effects on water quality (i.e. sedimentation) is a function that primarily rests with regional councils under section 30 of the Act. However, he submitted that the management of earthworks, and effects associated with earthworks (i.e. arising from land use activities), are a function of both the Council and ORC, engaging directly with the Council's

²⁵ Submissions 2454, 2493, 2466, 2494, 2581, 2492, 2373, 2384 and 2376

²⁶ Notified Chapter 25 included an exemption from all except Rules 25.5.12 to 25.5.14, 25.5.20 and 25.5.21

²⁷ Maree Baker-Galloway, Legal submissions for the Treble Cone Group and for the Real Journeys Group

²⁸ M Wakefield, Opening Representations / Legal Submissions for the Council, paragraphs 7.2-7.15; and Reply Representations / Legal Submissions for the Council, paragraphs 5.7-5.11

functions under section 31 of the Act. He stated that, while there may be overlaps between their respective functions, in certain cases duplication is an appropriate outcome to ensure proper regulation of activities.

21. Mr Wakefield's opening and reply submissions referred us to two decisions of the Environment Court²⁹ which identified the potential for such an overlap. He submitted the *Telecom* case recognised that there might be overlapping jurisdiction between regional and district councils provided each is acting within its respective functions under the Act; and this position was supported by the *Wanaka Landfills* case. He submitted the latter decision disagreed that "*there is nothing in the Act that suggests the potential for overlap of the control of activities in a river bed in the manner contemplated by QLDC*" and refused to make a declaration that QLDC has "*no legal jurisdiction to consider and decide the effects of gravel extraction activities in the river bed*". It was his submission that the Council was not striving to create unnecessary duplication, but provide for district-wide regulation where a matter is not being adequately managed elsewhere.
22. Mr Wakefield also referred us to the Proposed RPS which he submitted requires the Council to manage the potential effects of erosion and sedimentation from land use activities through its district plan. He referred us to Policies 3.1.7 (Soil Values) and 3.1.8 (Soil Erosion), and Method 4.1.4 which states that city and district plans "*will set objectives, policies and methods to implement*" those policies "*by including provisions to manage the discharge of dust, and silt and sediment associated with earthworks and land use*". Mr Wakefield submitted that it is reasonable and appropriate for the Council to seek to manage the effects of earthworks, particularly given the significance the PDP places on protecting amenity values associated with the District's lakes and rivers.
23. Secondly, in relation to duplication with the concessions process under the Conservation Act 1987, Mr Wakefield referred us to a previous Report of a separate PDP Hearings Panel regarding the clearance of indigenous vegetation within SASZ³⁰. It was Mr Wakefield's submission to us that the previous Panel found there was no evidence presented to it that gave it confidence any concession approval required from DoC would amount to a duplication of Resource Management Act processes. However, we think Mr Wakefield may have misunderstood what the Panel was saying in that report. The Panel stated that there was little to be gained from duplicating approval processes under the Conservation Act with consent requirements under the Resource Management Act. The Panel went on to state that it had no evidence that approvals under the Land Act or the Reserves Act would amount to duplication with resource consent processes³¹. In the case of earthworks, it was the Council's position that there is no evidence the DoC concession process will adequately assess the risks of sediment discharge from earthworks.
24. Evidence on the matter of duplication of functions was provided by Mr Sean Dent for NZSki and Skyline; Mr Ralph Henderson for the Treble Cone Group; and Mr Ben Farrell for the Real Journeys Group; and well as by Mr Wyeth for the Council.
25. It was Mr Dent's evidence³² that earthworks and the subsequent discharge of sediment are adequately controlled by the ORC through the Water Plan; and often controlled by DoC

²⁹ *Telecom New Zealand Limited v Environmental Protection for Children Trust* C36/2003; and *Wanaka Landfills Limited v Queenstown-Lakes District Council* [2010] NZEnvC 299

³⁰ Report 4A: Stream 2 Rural, dated 30 March 2018, paragraphs 1637-1648

³¹ *ibid*, at paragraph 1645

³² S Dent, EiC, paragraphs 48-65

through lease terms or concession requirements. He accepted the Council has relevant functions in terms of section 31 of the Act but, in his opinion, the processing of resource consents for earthworks by the Council would represent an expensive duplication of the concessions and approvals issued by DoC (and the ORC where consent is triggered under the Water Plan). Mr Dent referred us to the protocol developed between NZSki and DoC for the rehabilitation of natural alpine environments following ski area development. He also provided us with an example of a concession issued by DoC for works within ski areas. He informed us about a development proposal involving major earthworks within a ski area, that he was involved with, which he considered required unnecessary duplication of assessment and approvals from DoC, ORC and the Council. Mr Dent also referred us to the previous Panel's Report on Chapter 33, which accepted that, in the case of approvals for indigenous vegetation clearance granted by DoC on Public Conservation Land, exemptions from Council consenting requirements for the same activity may be appropriate.

26. Mr Henderson³³ agreed that the Council is able to regulate the effects of earthworks through the PDP, but he did not consider it is likely to be more effective than the existing regulation through the Water Plan, and the duplication will be less efficient. He did not, however, provide any evidence to support this opinion. In answer to the Panel's questions, he agreed that the standards in the PDP provide a more focussed and specific direction for managing earthworks than relying on the ORC Water Plan discharge rules. Mr Henderson also pointed us to the clearance of indigenous vegetation rules in Chapter 33 of the PDP. It was his opinion that any earthworks clearance in a SASZ would also require resource consent for indigenous vegetation clearance, and further regulation through the proposed earthworks rules would result in an inefficient duplication of process.
27. Mr Farrell³⁴ acknowledged that regional and district council are able to duplicate / overlap provisions and responsibilities, provided there is no conflict between them.
28. We also note the evidence we received from Mr Nigel Paragreen, from Otago Fish and Game Council (Fish and Game)³⁵. Fish and Game had supported the Council's stricter approach to earthworks management through Chapter 25. We will refer further to Mr Paragreen's evidence later in this Report. Here we pay particular attention to his recent examples of adverse effects from sediment discharges into waterways in the District³⁶, regardless of the ORC Water Plan and/or its enforcement. He expressed a wariness at the Council leaving the management to "*someone else*". In his opinion, management of the effects of earthworks is a key function of the Council and that, given his recent experiences, now is not the time to reduce regulatory involvement.
29. Mr Wyeth³⁷ also acknowledged the overlap in functions under the Act between regional and district councils, but considered this was unavoidable in order to manage earthworks and associated adverse effects. He noted that sediment entrained in stormwater runoff from an earthworks site can lead to a range of adverse effects, including on roads, neighbouring properties, stormwater networks, ecosystems and downstream waterbodies. In his view, there was no 'hard and fast' demarcation of the adverse effects from earthworks and the associated management responsibilities. Mr Wyeth also pointed to the District's highly valued lakes and rivers, with typically very high amenity, as articulated in the Strategic Directions of

³³ R Henderson, EiC, paragraphs 88-91

³⁴ B Farrell, EiC, paragraph 22

³⁵ Submission 2455

³⁶ N Paragreen, Evidence, paragraphs 3-4, and answers to questions from the Panel

³⁷ J Wyeth, Section 42A Report, Section 7

Chapter 3, and the resulting need for a comprehensive management approach from both the ORC and the Council.

30. It was Mr Wyeth's firm opinion³⁸ that Method 4.1.4 of the Proposed RPS (combined with Policies 3.1.7 & 3.1.8) places an obligation on territorial authorities to manage the effects of erosion and sedimentation from land use activities through district plans. In the absence of a dedicated regional earthworks or soil conservation plan, it was Mr Wyeth's opinion that the Proposed RPS indicates it is intended that sediment associated with land use is to be managed primarily by district plans. He considered that Chapter 25 implements Method 4.1.4.
31. In relation to the Water Plan, it was Mr Wyeth's evidence that it does not manage land use activities for soil conservation or water quality purposes, but instead manages the discharge of sediment from disturbed land. He considered this differs from the approach taken by other regional councils in New Zealand which manage large scale earthworks (often through land plans)³⁹. He noted that the controls in the Water Plan focus on the point at which the sediment enters water, rather than the land disturbance activity itself, giving limited opportunity to proactively manage potential effects.
32. In relation to DoC approvals, in Mr Wyeth's opinion⁴⁰, the Conservation Act 1987 and the Act have different purposes and require different considerations through their approval processes. He considered there would need to be clear grounds to exempt activities from the Act's requirements on the basis that environmental effects would be adequately addressed through the concession process. In terms of the recommendation of the previous Hearing Panel relating to indigenous vegetation clearance, he noted that Panel concluded that there was little to be gained from duplicating the two processes. However, he did not have confidence or certainty that the same situation would apply with earthworks approvals.
33. Following receipt of the ski area concession example from Mr Dent, Mr Wyeth reviewed⁴¹ the DoC officer report and the concession (with its conditions). However, whilst it referred to sediment management, Mr Wyeth would have expected a more detailed set of conditions to manage erosion and sediment run-off from such large-scale earthworks. He did not consider Mr Dent's example provided sufficient evidence that adverse effects associated with earthworks would be appropriately managed through a DoC concession process. Mr Wyeth also pointed out that DoC supported the provisions in the notified PDP, with no evidence from DoC requesting that earthworks on public conservation land be exempt. He considered that, while there may be some duplication, this can be managed through the respective agencies working together to align their processes.
34. In relation to an overlap with the indigenous vegetation clearance rules in Chapter 33, Mr Wyeth⁴² considered that Chapter 33 has quite a distinct and separate focus from Chapter 25. Chapter 33 focuses on the protection, maintenance and enhancement of indigenous biodiversity values; whereas Chapter 25 focusses on the adverse effects and benefits of earthworks. He stated that Chapter 33 only regulates earthworks within identified Significant Natural Areas; and the rules for indigenous vegetation clearance in alpine environments specifically do not manage the effects of earthworks. In Mr Wyeth's opinion, there would be

³⁸ J Wyeth, Section 42A Report, paragraph 4.26-4.27

³⁹ Appendix 3 to the Section 32 Report reviewed approaches to managing earthworks in regional and district plans.

⁴⁰ J Wyeth, Rebuttal Evidence, paragraphs 5.2-5.8

⁴¹ J Wyeth, Reply Evidence, paragraphs 6.1-6.6

⁴² J Wyeth, Rebuttal Evidence, paragraphs 3.5-3.10

limited duplication in the matters to consider when preparing and assessing applications for consent under each Chapter.

35. In considering this issue, we start by accepting the position of the parties that, in principle, the provisions of Chapter 25 that seek to manage adverse effects associated with earthworks (as land use activities) fall within the Council's functions under section 31. We agree with the submissions of Mr Wakefield that management of earthworks, and effects associated with earthworks (arising from land use activities), are a function of both the Council and ORC. This may result in an overlap of functions between the regional and district councils, but there is no jurisdictional barrier to that, provided each is acting within its respective functions under the Act. We also accept the submissions from Mr Wakefield that it is reasonable and appropriate for the Council to seek to ensure that the effects of earthworks are adequately managed, in particular given the significance the PDP places on protecting the values associated with the District's lakes and rivers.
36. We have then addressed consistency with the higher order statutory documents, in this case the Proposed RPS. As described in Report 19.1, Ms Scott, for the Council, provided the Panel with a memorandum⁴³ advising the status of the Proposed RPS, and providing us with relevant Environment Court consent orders and draft consent order documentation relating to Chapter 3. We understand there are also two outstanding appeals awaiting decisions from the Court. Having reviewed that information, we are satisfied that Policy 3.1.8, which relates to minimising soil erosion, is subject to only a minor change in the consent memorandum on Chapter 3 (yet to be signed off by the Court). Method 4.1.4 does not appear to be subject to appeal, and there are no proposals to modify it in the consent memorandum. Although we note that the Regional Council did not make this method operative on 14 January 2019.
37. We are satisfied that Policy 3.1.8 is a relevant policy in the Proposed RPS to be implemented through Chapter 25. Policy 3.1.8 reads as follows (the underlined words are subject to the consent memorandum):

Policy 3.1.8 Soil erosion

Minimise soil erosion resulting from activities, by undertaking all of the following:

- a) Using appropriate erosion controls and soil conservation methods;*
- b) Maintaining vegetative cover on erosion prone land;*
- c) Remediating land where significant soil erosion has occurred;*
- d) Encouraging activities that enhance soil retention.*

As Policy 3.1.8 is now beyond further challenge, we consider we must have sufficient regard to it to ensure the PDP will give effect to it once the RPS is operative.

38. Method 4.1.4, which applies to this policy, clearly requires territorial authorities to “set objectives, policies and methods to implement policies in the RPS as they relate to the ... District Council areas of responsibility.”, and states that those objectives, policies and methods are to implement the following “Policies 3.1.7, 3.1.8 and 5.4.1: by including provisions to manage the discharge of dust, silt and sediment associated with earthworks and land use.” Given the plain reading of these provisions, we agree with the evidence of Mr Wyeth that Method 4.1.4, combined with Policy 3.1.8, places an obligation on the Council to include objectives, policies and methods in the district plan to minimise soil erosion, through managing the effects of dust,

⁴³ Memorandum of Counsel for Queenstown Lakes District Council Advising Panel and Submitters of PORPS Status, 22 August 2018

silt and sediment associated with earthworks and land use. We consider that, not to do so, would not give effect to, or implement, the Proposed RPS.

39. The Panel accepts that the methods in the district plan, as required by Method 4.1.4, are not limited to rules. The RPS gives some discretion to the Council as to how it gives effect to the policy and what methods it considers most appropriate. However, any alternative methods would need to give effect to Policy 3.1.8 and Method 4.1.4 and ensure that soil erosion from land use activities is minimised.
40. We have taken into account the policies set out by Mr Wyeth⁴⁴ from the two relevant iwi management plans⁴⁵. We agree with Mr Wyeth that these policies are relevant to district plans. They seek to maintain water in the best possible condition, and to discourage activities that increase the silt loading in waterways.
41. We referred above to the significance the PDP places on protecting the values associated with the District's lakes and rivers. Chapter 3 Strategic Directions includes numerous objectives and policies which seek to protect the District's natural environments, ecosystems, natural character and nature conservation values of waterways, outstanding natural landscapes and natural features, and Ngai Tāhu values⁴⁶. In particular, Strategic Policies 3.3.19 and 3.3.26, which must be implemented throughout the PDP, read as follows:

3.3.19 Manage subdivision and / or development that may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins so that their life-supporting capacity and natural character is maintained or enhanced.

3.3.26 That subdivision and / or development be designed in accordance with best practice land use management so as to avoid or minimise adverse effects on the water quality of lakes, rivers and wetlands in the District.

We consider these Strategic Policies, in combination with the other Strategic Objectives and Policies identified by Mr Wyeth, give a strong direction to Chapter 25 in terms of the Council's obligation to ensure that earthworks are undertaken in a way that minimises soil erosion, sediment generation and other adverse effects, including on water quality, landscape and natural character.

42. We have considered the alternative methods put forward by Mr Henderson, Mr Dent and Mr Farrell, for giving effect to the RPS and implementing the Strategic Directions of the PDP, and Mr Wyeth's responses to those methods. We considered the provisions of the Water Plan and have reviewed the concession documentation provided by Mr Dent. We accept the evidence of Mr Wyeth in relation to the alternative of reliance on the ORC and its Water Plan, or on DoC approvals under the Conservation Act for public conservation land.

⁴⁴ J Wyeth, Section 42A Report, pages 12 & 13

⁴⁵ *The Cry of the People, Te Tangi a Tauira*: Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008; and *Kāi Tahu ki Otago* Natural Resource Management Plan 2005

⁴⁶ J Wyeth, Section 42A Report, pages 14 & 15, set out objectives and policies from Chapter 3 Strategic Directions which he considered particularly relevant to Chapter 25. We agree with the objectives and policies identified by Mr Wyeth and with his evidence that all other chapters in the PDP must align with, and help implement, the Strategic Directions.

43. We agree with Mr Wyeth that the Water Plan focusses on managing the discharge of sediment from disturbed land, at the point sediment enters a waterbody; but it does not directly manage the land disturbance activities themselves for soil conservation or water quality purposes. We consider this approach to be largely reactive and retrospective, in relation to unanticipated discharges to waterbodies from earthworks. It is limited in its ability to implement a proactive, anticipatory approach, to ensure that earthworks are managed in a way that such discharges, and their effects, are minimised. This appears to us to be the role of the district plan through land use controls, as required by Method 4.1.4. We do not consider the provisions of the Water Plan would be sufficient, or effective, to ensure that Policy 3.1.8 of the RPS is given effect to, or to implement the relevant Strategic directions of the PDP. We are satisfied that Chapter 25 (subject to our specific recommendations to follow), provides a more appropriate and effective method than reliance on the Water Plan for achieving these objectives. We do not consider that this results in duplication with ORC processes, but rather they complement one another.
44. We also agree with Mr Wyeth that the Conservation Act 1987 and the Act have different purposes and require different considerations through their approval processes. We do not have any confidence or certainty from the information provided to us that adverse effects associated with earthworks would be appropriately managed through a DoC concession process. While there may be some duplication, we consider this can be managed through the respective agencies working together to align their processes.
45. Finally, we agree with Mr Wyeth that the indigenous vegetation clearance provisions in Chapter 33 have a distinct and separate focus from Chapter 25. Chapter 33 focuses on the protection, maintenance and enhancement of indigenous biodiversity values; whereas Chapter 25 focusses on the adverse effects and benefits of earthworks. We do not consider that reliance on consents under Chapter 33 would be sufficient, or effective, to ensure that Policy 3.1.8 of the RPS is given effect to, or to implement the relevant Strategic directions of the PDP.
46. Having considered the alternative methods put before us, we are satisfied that Chapter 25 (subject to our specific recommendations to follow) provides the more appropriate and effective method for achieving these objectives. In terms of efficiency, we do not consider Chapter 25 results in unnecessary or undue duplication with ORC or DoC processes (or other requirements of the PDP), but rather they complement each other. We consider not including controls over earthworks in the PDP (and relying on these alternative processes) would be a significant risk in terms of adverse effects on water quality, landscape, natural character, biodiversity and amenity values (amongst other adverse effects).

1.6 Changes from Plan Change 49 to the ODP

47. It was put to us, by the group of submitters with interests in the ski areas, that a change from the exemptions for ski area earthworks in Plan Change 49 (PC49) to the ODP is not only contrary to case law, it is not justified. Before we consider submissions on the detailed provisions of Chapter 25 (including within SASZs), we will generally consider whether or not the PDP can, or should, include earthworks provisions that are more stringent than those in PC49.
48. The legal submissions from Ms Baker-Galloway⁴⁷, on behalf of the Treble Cone and Real Journeys Groups, submitted that subjecting earthworks within SASZs to greater regulation as

⁴⁷ Legal submissions from Maree Baker-Galloway, for the Treble Cone Group, paragraphs 13-16. The legal submissions on behalf of the Real Journeys Group were the same

compared with the ODP (PC49) is contrary to case law which supports a less restrictive regime that meets the purpose of the Act and the objectives of a Plan⁴⁸. In addition, she submitted that such an approach is not justified in the sense that it represents a fundamental change to the (recently) approved Operative earthworks chapter. Ms Baker-Galloway pointed out that the Operative earthworks chapter was only made operative on 30 June 2016. She questioned the need for /efficiency of completely reviewing that chapter again, particularly as she considered it was not clear from the Section 32 Reports what effects have changed such as to justify the need to change the regulation.

49. Ms Baker-Galloway provided us with quotes from the Commissioner's Report on PC49 which accepted that earthworks in SASZs should be exempt from the PC49 provisions, carrying over this exemption from the previous plan provisions. She submitted that the situation has not changed in the last 2 years, and that we would be justified in coming to the same conclusion as the PC49 Commissioner. Having reviewed the Commissioner's Report on PC49, we considered Ms Baker-Galloway was selective in the interpretation she provided to us. She did not disclose the circumstances that led the Commissioner to make the recommendation he did, in particular that all parties involved agreed to exempt the SASZs from the PC49 earthworks provisions and there was no evidence before the Commissioner to enable him to consider the costs and benefits / effectiveness and efficiency of this approach compared with alternative approaches. However, in answer to questions from the Panel, Ms Baker-Galloway accepted that there is no legal bar to this Panel reconsidering the provisions in PC49. She also agreed that the district-wide audit of current earthworks management, undertaken for the Council by 4Sight Consulting⁴⁹ as part of the Council's Section 32 evaluation of alternative approaches for the PDP, is a relevant matter for us to consider when evaluating the PC49 provisions.
50. In his Reply representations / legal submissions for the Council⁵⁰, Mr Wakefield responded to the submissions from Ms Baker-Galloway on PC49. In its opening legal submissions for Stream 15, the Council had addressed a similar situation in relation to a recently approved plan change for signs (PC48). Mr Wakefield submitted that the same analysis applies in respect of PC49. The Council's opening submissions set out a number of factors that go to whether it is reasonable to have regard to, and place some weight on, a decision recently issued by the Court in relation to the same matter now being heard as part of a plan change hearing, including:
- the relatively recent consideration by the Court of very similar issues;
 - the level of scrutiny by the Court in relation to the provisions and alternatives; and
 - the Council's intention to effectively integrate the plan change approach into the structure and style of the plan.
51. It was Mr Wakefield's submission that there are several reasons why placing reliance on PC49 should be approached with caution, namely:
- Although PC49 was determined recently, it was determined by a Commissioner appointed by the Council and did not have Court scrutiny;
 - The Council has now notified and recommended a different planning approach for a range of matters across the PDP (both Stages 1 and 2), which it has justified in terms of Section 32 of the Act;

⁴⁸ Refer to Report 19.1, Section 2.1

⁴⁹ 4Sight Consulting. Queenstown Lakes District Council Proposed District Plan: Assessment of Thresholds for Earthworks. September 2017

⁵⁰ Reply Representations / Legal Submissions for the Council, dated 15 October 2018

- The proposed earthworks provisions in Chapter 25 do not “reinvent the wheel” for the entire approach to regulating earthworks. Instead, as noted by Mr Wyeth, the proposed provisions build on and seek to improve the operative earthworks provisions, in order to give effect to the new higher order directions included in Stage 1.

The Panel also notes here that the new higher order direction in the Proposed RPS has also become beyond challenge since PC49 was considered.

52. Mr Wakefield’s legal submissions in reply were supported by reply evidence from Mr Wyeth⁵¹, who explained that the PDP has been developed in a different planning context to PC49. He considered it was timely for the Council to reconsider the earthworks provisions, including the exemption for SASZ in PC49, in the context of the Strategic Directions of the PDP. Mr Wyeth stated that the notified Chapter 25 provided considerable flexibility for ski areas, but he did not support a complete return to the approach in PC49.
53. We have considered the submissions from Ms Baker-Galloway and Mr Wakefield, and the evidence from Mr Wyeth. We agree that there is no legal bar to this Panel reconsidering the provisions in PC49. We accept the caution expressed by Mr Wakefield regarding relying heavily on the provisions of PC49, given it was decided by a Commissioner sitting alone, with little opposing evidence and, therefore, no need for the Commissioner to carefully weigh the evidence. We agree with Mr Wakefield that the evidence from Mr Wyeth and Mr Sunich set out the background research undertaken by the Council in preparing the notified Chapter 25, including a district-wide audit of earthworks management, and the Council’s Section 32 evaluations of alternative approaches. On this basis, we are satisfied that the PDP can include earthworks provisions that are more stringent than those in PC49. Whether or not any particular provision is more appropriate than the equivalent in PC49 will be the subject of our evaluation of the evidence in terms of the statutory tests and Section 32 of the Act, as set out in the balance of this Report.

2. SECTION 25.1 - PURPOSE

54. Other than from Mr Wyeth and Ms Kim Reilly from Federated Farmers of New Zealand Inc (Federated Farmers)⁵² (whom we refer to below), we did not hear any specific evidence on the amendments sought by submitters to the Chapter 25 Purpose. Mr Wyeth’s evidence⁵³ addressed the specific amendments sought by some submitters⁵⁴. Resulting from his consideration of submissions, he recommended amendments and additions to the Chapter Purpose through the updated version attached to his Reply evidence (the Reply Version). He also included amendments resulting from his consideration of the Kāi Tahu submission that we have discussed earlier in this Report. We accept Mr Wyeth’s evidence on these matters. We recommend his changes to the Chapter Purpose in the Reply Version be accepted, and the submissions accepted accordingly.
55. Ms Reilly lodged a statement of evidence in support of Federated Farmers’ submission, although she was unable to attend the hearing to present this to us. Having read Mr Wyeth’s evidence, Ms Reilly⁵⁵ supported the recommended addition from Mr Wyeth relating to smaller scale earthworks in rural areas. Federated Farmers’ submission had also requested that reference to waterbodies be deleted from the Chapter Purpose. Ms Reilly’s evidence

⁵¹ J Wyeth, Reply Evidence, section 14

⁵² Submission 2540

⁵³ J Wyeth, EiC, paragraphs 20.21-20.29

⁵⁴ Submissions 2442, 2540 and 2457

⁵⁵ K Reilly, EiC

expressed concern at the Purpose referring to the impacts of earthworks on water quality. In her opinion, the ORC (through its Water Plan) sets out the water quality responsibilities of rural resource users, and she considered matters relating to water quality would be better addressed through the Water Plan alone. We have already discussed the inter-related roles of the ORC and the Council in managing the effects of earthworks activities. We have found this is a shared function and that Chapter 25 provides a more appropriate and effective method than reliance on the ORC's Water Plan alone for achieving the PDP's objectives. We do not consider this results in duplication with ORC processes, but rather they are complementary processes. We recommend that this aspect of the submission from Federated Farmers be rejected.

3. SECTION 25.2 - OBJECTIVES AND POLICIES

3.1 Introduction

56. The notified Chapter 25 included 2 objectives and twelve policies. Objective 25.2.1 and its five policies related to management of adverse effects from earthworks on the environment, landscape and amenity values. Objective 25.2.2 related to both recognising the benefits from earthworks for social, cultural and economic wellbeing of people and communities; as well as ensuring that people and communities are protected from adverse effects such as land stability and nuisance effects. Several of its seven policies referred to the latter aspect.

57. Mr Wyeth's evidence considered the amendments sought by submitters. He recommended⁵⁶ amendments to, and reconfiguring of, the notified objectives and policies through the updated versions of Chapter 25 attached to his evidence. We have considered his evidence, as well as the submissions themselves, and the evidence from submitters presented to us at the hearing. We have used the version attached to Mr Wyeth's Reply evidence as the basis for our consideration of the relevant submissions (the Reply Version).

3.2 Objectives - General

58. The notified Objectives 25.2.1 and 25.2.2 read as follows:

25.2.1 *Objective – Earthworks are undertaken in a manner that minimises adverse effects on the environment, and maintains landscape and visual amenity values.*

25.2.2 *Objective – The social, cultural and economic well being of people and communities benefit from earthworks while being protected from adverse effects.*

59. Mr Wyeth considered there would be benefits in terms of plan clarity from moving the direction in Objective 25.2.2, and its associated policies, relating to "*protection of people and communities (and infrastructure)*" to Objective 25.2.1. He considered this would assist with plan interpretation and implementation without changing the underlying intent and effect of the notified objectives and policies. Objective 25.2.2 and its remaining Policy 25.2.2.1, would then be clearly focussed on recognising the benefits of earthworks, addressing relief sought by several submitters⁵⁷. In the Reply Version, Objectives 25.2.1 and 25.2.2 read as follows:

⁵⁶ J Wyeth, Section 42A Report, paragraphs 10.5-10.9

⁵⁷ For example, the Real Journeys Group, the Treble Cone Group, and Submissions 2388, 2575, 2468 and 2462

25.2.1 *Objective – Earthworks are undertaken in a manner that minimises adverse effects on the environment, protects people and communities, and maintains landscape and visual amenity values.*

With eleven supporting policies, including relocated notified Policies 25.2.2.2 – 25.2.2.7.

25.2.2 *Objective – The social, cultural and economic well being of people and communities benefit from earthworks.*

With one remaining supporting Policy 25.2.2.1.

60. We accept Mr Wyeth’s evidence on this reconfiguration. Subject to the specific wording amendments we discuss below, we recommend the reconfiguration of the objectives and policies included in the Reply Version of Chapter 25 be accepted and the submissions accepted accordingly.
61. Fish and Game⁵⁸ supported Objectives 25.2.1 and 25.2.2 and all supporting policies, requesting they be retained, on the basis that they provide an appropriate framework to protect environmental values, maintain landscape and visual amenity values, while also allowing people and communities to benefit from earthworks. We received evidence from Mr Paragreen on behalf of Fish and Game⁵⁹. We have previously referred to Mr Paragreen’s evidence regarding recent examples of adverse effects from sediment discharges into waterways in the District from land development earthworks. It was his opinion that, at the moment, adverse effects on waterways from sediment discharge in Wanaka are not being “minimised” and are greater than they have ever been. He supported a strong approach to minimising adverse effects being taken through Chapter 25.
62. Support for both objectives and their policies also came from Queenstown Airport Corporation (QAC)⁶⁰ and Heritage New Zealand (HNZ)⁶¹. Mr John Kyle, on behalf of QAC, stated in his evidence⁶² that he generally supported the amendments suggested by Mr Wyeth and considered they would appropriately address the adverse effects of earthworks. Ms Denise Anderson gave evidence on behalf of HNZ. She expressed⁶³ general support for the revised chapter attached to Mr Wyeth’s evidence. Her one outstanding matter did not relate to the objectives and policies. In her evidence for Federated Farmers, Ms Reilly also supported⁶⁴ Mr Wyeth’s recommended amendments to Objectives 25.2.1 and 25.2.2.
63. The Oil Companies⁶⁵, Paterson Pitts⁶⁶ and Federated Famers⁶⁷ supported Objective 25.2.1 and requested it be retained. They considered it was appropriate for the objective to focus on minimising adverse effects of earthworks, rather than avoiding adverse effects, as this is not

⁵⁸ Submission 2495

⁵⁹ N Paragreen, Evidence, paragraphs 3-5

⁶⁰ Submission 2618

⁶¹ Submission 2446

⁶² J Kyle, EIC, paragraph 8.3.1

⁶³ D Anderson, EIC, paragraph 5.2

⁶⁴ K Reilly, EIC, paragraphs 14 & 27

⁶⁵ Submission 2484 lodged jointly by Z Energy Limited, BP Oil New Zealand Limited and Mobil Oil New Zealand Limited. The statement from Mr John McCall on behalf of the Oil Companies supported the recommendations of Mr Wyeth in relation to the objectives and policies.

⁶⁶ Submission 2457

⁶⁷ Submission 2540

possible in all instances. The New Zealand Transport Agency (NZTA)⁶⁸ supported Objective 25.2.2 and its policies (some of which Mr Wyeth transferred to Objective 25.2.1). Mr Anthony MacColl gave evidence for NZTA. He supported⁶⁹ Mr Wyeth’s recommendations including his amendments.

64. On the basis that we generally recommend the objectives and policies contained in the Reply Version of Chapter 25 are accepted (subject to our specific considerations below), we recommend these submissions in support of the objectives and policies be accepted.

3.3 Objective 25.2.1

65. Remarkables Park Limited (RPL)⁷⁰ and Queenstown Park Limited (QPL)⁷¹ opposed the use of “*minimise*” in Objective 25.2.1 and requested that it be replaced with “*avoid, remedy and mitigate*”. We have noted above the support for “*minimise*” from other submitters.
66. Legal submissions on behalf of RPL and QPL were presented by Ms Rachel Ward. It was her submission⁷² that the requirement to “*minimise*” adverse effects creates uncertainty for plan users, in that it requires a reduction of an adverse effects to an indeterminable level. Even a minor effect may be able to be minimised further. Council officers could challenge whether or not an effect is sufficiently minimised. She submitted that this provides a “quasi-avoidance” regime. Ms Ward supported the concept of “*management*” as being more appropriate, as it lies at the heart of the Act and involves weighing often conflicting considerations to determine, overall, an appropriate outcome in the circumstances.
67. Mr Timothy Williams gave evidence on behalf of RPL and QPL⁷³. In his opinion, the use of the words “*minimise*” and “*protect*” in Mr Wyeth’s amended objective set too high a test, whereas “*management*” with “*remediation or mitigation*” would better reflect a practical and workable approach to earthworks. He acknowledged that “*minimise*” might be the most appropriate approach at a particular policy level, but not across the board at an objective level. He preferred the objective to refer to – “*manage effects on the environment ...*”.
68. Mr Wyeth responded to the legal submissions and the evidence of Mr Williams in both his Rebuttal and Reply evidence, in relation to both Objective 25.2.1 and Policy 25.2.1.2 (which we discuss later in this Report). Mr Wyeth disagreed⁷⁴ with Mr Williams that the word “*minimise*” precludes mitigation and remediation as management options for earthworks, as a range of actions to avoid, mitigate or remediate may be involved, so that the residual adverse effects are the smallest extent practical⁷⁵. It was Mr Wyeth’s opinion⁷⁶ that the word “*manages*” does not provide sufficient clear direction as to how adverse effects of earthworks are intended to be managed. In his Reply evidence⁷⁷, Mr Wyeth noted that “*minimise*” is used in the Strategic Directions Chapters of the PDP, is supported by other submitters, and is used

⁶⁸ Submission 2538

⁶⁹ A MacColl. EIC, paragraphs 5.2-5.3

⁷⁰ Submission 2468

⁷¹ Submission 2462

⁷² Legal submissions from Rachel Ward, paragraphs 4.1-4.4

⁷³ T Williams, EIC, paragraphs 5.1-5.6

⁷⁴ J Wyeth, Rebuttal Evidence, paragraph 6.3

⁷⁵ J Wyeth, Section 42A Report, paragraph 9.10, where he provides the plain meaning of “*minimise*” being to reduce (something) to the smallest possible amount or degree.

⁷⁶ J Wyeth, Rebuttal Evidence, paragraphs 6.4 & 6.7

⁷⁷ J Wyeth, Reply Evidence, section 15

in other national regional and district planning documents without (in his experience) creating the issues in practice suggested by Ms Ward and Mr Williams.

69. We have considered the evidence of Mr Williams and Mr Wyeth, and the legal submissions from Ms Ward, as to the use of the words “*minimise*” or “*manage*” in Objective 25.2.1. We agree with the evidence of Mr Wyeth that it is the role of an objective to express a clear direction or outcome, as to how adverse effects of earthworks are to be managed. We consider the use of the word “*manage*” does not provide this direction. It does not give any indication as to the purpose, outcome, extent or nature of the “*management*” required. We do not consider this is good practice wording for a plan objective.
70. In addition, we have considered the relevant Strategic Direction in Chapter 3. The relevant objectives and policies provide direction such as “avoid or minimise adverse effects on water quality”; “maintain/sustain/preserve or enhance life-supporting capacity and natural character (of waterbodies); “maintain or enhance water quality”; “protect Kāi Tahu values”⁷⁸. We consider these give a strong direction to Chapter 25 in relation to sediment generation and other adverse effects, including on water quality, landscape, natural character and Ngāi Tahu values. In order to implement the higher order strategic direction, we agree with Mr Wyeth that the objectives in Chapter 25 need to take this direction further by providing clarity as to the outcomes to be achieved. We do not consider that using the word “manage” in Objective 25.2.1 would achieve this direction, nor give sufficient certainty that the strategic direction in Chapter 3 would be achieved. We consider the wording recommended by Mr Wyeth to be more appropriate and more effective in achieving the higher order strategic objectives and policies of Chapter 3. We recommend it be accepted and the submissions from RPL and QPL be rejected.
71. Submissions from DoC⁷⁹ and the Real Journeys Group also sought wording amendments to Objective 25.2.1, however, we received no evidence from them on this matter. Accordingly, we accept Mr Wyeth’s recommended wording for this objective in the Reply Version of Chapter 25, and recommend these submissions be rejected.

3.4 Policies 25.2.1.1, 25.2.1.3, 25.2.1.4 & 25.2.1.5

72. Submissions were received on these policies from a range of parties. However, apart from Mr Wyeth, we heard little evidence relating to them.
73. In her evidence for Federated Farmers, Ms Reilly supported⁸⁰ Policy 25.2.1.1. She supported its practical focus on minimising effects of earthworks, rather than avoidance, which she stated is not always achievable.
74. Ms Reilly also commented on Policy 25.2.1.3, which Federated Farmers sought to be deleted. She considered the wording of this policy – “*avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines*”, would entrap standard farming activities such as the maintenance or formation of farm tracks. She considered it would also require landowners to identify all “*visually prominent slopes, natural landforms and ridgelines*”. As Ms Reilly was unable to attend the hearing, we were unable to question her further on this policy. Mr Wyeth responded to Ms Reilly in his Rebuttal evidence⁸¹. He noted that the policy only becomes a relevant

⁷⁸ Strategic Objectives 3.2.4.1, 3.2.4.3, 3.2.4.4, 3.2.5.1 & 3.2.7.1 and Strategic Policies 3.3.21 & 3.3.26

⁷⁹ Submission 2242

⁸⁰ K Reilly, EiC, paragraph 12-14

⁸¹ J Wyeth, Rebuttal Evidence, paragraphs 7.1-7,3

consideration when one of the earthworks standards is exceeded (for example: 1000m³ volume threshold in the Rural Zone) and a consent is required. We also note that the maintenance of existing tracks is specifically excluded from the application of the Chapter 25 by Rule 25.3.4.5g. It was Mr Wyeth's opinion that the assessment of effects required for a consent application would enable consideration of this policy without undue mapping or cost implications, or constraints on existing farming activities. We accept the evidence of Mr Wyeth. We agree this policy would not be relevant for farming activities that are exempt from consent requirements, such as maintenance of existing tracks, and earthworks less than 1000m³ in volume. We are not persuaded by Ms Reilly's evidence that it would result in unnecessary costs and consenting requirements for standard farming activities. We recommend that Federated Farmers' submission on Policy 25.2.1.3 be rejected.

75. Millbrook Country Club (Millbrook)⁸² requested that Policy 25.2.1.5 be amended to provide clarity and not repeat assessment matters. In his evidence for Millbrook, Mr John Edmonds stated⁸³ his view that the policy is unnecessary and provides no beneficial assistance or direction. Mr Wyeth agreed⁸⁴ in part that the policy is covered by the Assessment Matters in 25.8 or the other policies. However, he considered the policy still provides useful direction on the need to recognise both the constraints and opportunities of the site and surrounding environment when designing earthworks. We were not persuaded by Mr Edmonds' limited evidence on this policy and accept the evidence of Mr Wyeth that, although its usefulness is limited, it still provides helpful direction when considering resource consents for large-scale earthworks. We recommend this submission from Millbrook be rejected.

3.5 Policy 25.2.1.2

76. Policy 25.2.1.2 addresses management of the effects of earthworks on the valued resources of the District. From the Reply Version, it reads as follows:

25.2.1.2 Manage the adverse effects of earthworks to avoid inappropriate adverse effects and minimise other adverse effects to:

- a. Protect the values of Outstanding Natural Features and Landscapes;*
- b. Maintain the amenity values of Rural Landscapes;*
- c. Protect the values of Significant Natural Areas and the margins of lakes, rivers and wetlands;*
- d. Minimise the exposure of aquifers, in particular the Wakatipu Basin, Hāwea Basin, Wanaka Basin and Cardrona alluvial ribbon aquifers;*

Advice note: *These aquifers are identified in the Otago Regional Plan: Water for Otago 2004.*

- e. Protect Māori cultural values, including wāhi tapu and wāhi tūpuna and other sites of significance to Māori;*
- f. Protect the values of heritage sites, precincts and landscape overlays from inappropriate subdivision, use and development; and*
- g. Maintain public access to and along lakes and rivers.*

77. DoC⁸⁵ supported the policy and requested that it be retained as it would protect outstanding natural features and landscapes from adverse effects.

⁸² Submission 2295

⁸³ J Edmonds, EiC, paragraph 14

⁸⁴ J Wyeth, Section 42A Report, paragraphs 9.34-9.35

⁸⁵ Submission 2242

78. The Real Journeys Group requested that the notified policy be amended to ensure the matters are identified as “values” rather than “resources”, better reflecting the range of matters included in the policy. A number of submitters⁸⁶ requested that Policy 25.2.1.2 be amended to replace “protect” with “minimise” as they considered “protect” was overly restrictive. Similarly, Federated Farmers requested that “protect” be replaced with “maintain or enhance”. Paterson Pitts requested that clause b. of the notified policy be amended by deleting the reference to other identified amenity landscapes, as it was unclear what landscapes were being referred to.
79. Having considered this group of submissions, Mr Wyeth agreed that the notified Policy 25.2.1.2 could be refined to better reflect the direction in Objective 25.2.1 and better align with sections 6 and 7 of the Act. He agreed with the suggestion from the Real Journeys Group to refer to the values of the resources, rather than the features themselves. He agreed with Paterson Pitts and amended the wording of clause b. to refer to Rural Landscapes which are mapped⁸⁷. In addition, Mr Wyeth recommended rewording the introductory lines of the policy to focus on managing adverse effects from earthworks, rather than protecting the identified valued resources themselves; and refining the first words of each clause to better align with the Act. Mr Wyeth’s recommended amendments are included in the Reply Version set out above.
80. With the changes recommended by Mr Wyeth, Mr Henderson for the Treble Cone Group⁸⁸ and Ms Reilly for Federated Farmers⁸⁹ supported the amended wording of Policy 25.2.1.2.
81. As with his evidence on Objective 25.2.1, Mr Williams for RPL and QPL⁹⁰ supported restricting the wording of Policy 25. 2.1.2 to “*Manage the adverse effects of earthworks ..*” (followed by the series of clauses) and removing the words referring to avoidance or minimising adverse effects. Mr Williams noted that the introductory wording of Policy 25.2.1.2 is followed by a number of sub-clauses dealing with specific identified valued resources, with varying degrees of management control for each. He considered the first part of the policy could be better worded to acknowledge the management of adverse effects, but then letting each of the sub-clauses address the particular degree of management. Mr Williams also pointed out that clause b. relating to amenity values of Rural Landscapes, and clause g. relating to public access, both included the words “maintain and enhance” in the notified policy. In his opinion, the use of “enhance” does not sit comfortably with a proposal for an earthworks activity, where typically it is the maintenance of amenity or public access that is to be achieved, and enhancement would be an unnecessary requirement. Mr Williams supported the deletion of the words “*and enhance*” from both of these clauses.
82. We have partly discussed Mr Wyeth’s evidence in response to Mr Williams above, as it related to Objective 25.2.1. In that discussion, we agreed that the use of the word “*manage*” would not provide a clear direction or outcome as to how adverse effects of earthworks are to be managed. We also found that “*manage*” would not achieve the strong direction contained in the Strategic Objectives and Policies, nor give sufficient certainty that the strategic direction

⁸⁶ Including the Treble Cone Group and associated Submissions 2377, 2381 & 2382; Submissions 2468 and 2462)

⁸⁷ We note that these are now mapped as Rural Character Landscapes in PDP (Decisions Version)

⁸⁸ R Henderson, EiC, paragraph 66

⁸⁹ K Reilly, EiC, paragraph 19

⁹⁰ T Williams, EiC, paragraphs 5.4-5.6

in Chapter 3 would be achieved. In addition, in relation to Policy 25.2.1.2, Mr Wyeth stated⁹¹ that the reference to *“inappropriate adverse effects”* (from the notified version of the policy) should be read in the context of the clauses that follow. In his view, these clauses provide added direction that inappropriate adverse effects are those effects that do not protect or maintain the values and areas referred to in those clauses, and that it is these adverse effects that should be avoided. Mr Wyeth considered this wording provides clearer direction than the wording recommended by Mr Williams. Mr Wyeth did, however, agree with Mr Williams about the reference to *“enhance”* in clauses b. and g., and recommended their deletion.

83. For the Real Journeys Group, Mr Farrell⁹² generally supported Mr Wyeth’s recommended amendments to Policy 25.2.1.2, except he considered the word “help” should be added to the end of the introductory two lines, in order to prevent the policy being too onerous. Mr Wyeth did not agree⁹³ with Mr Farrell on this matter, stating that the inclusion of the qualifier “help” is unnecessary and would inappropriately ‘water down’ the policy. In his opinion, Policy 25.2.1.2 is intended to focus on protecting the values that contribute to the outstanding and significant nature of the District’s features, landscapes and areas. He considered the structure of the policy, with the phrase *“avoid inappropriate adverse effects and minimise other adverse effects”* in the introductory lines, makes it clear that absolute avoidance of adverse effects is not required to protect these values. However, on reflection, Mr Wyeth considered that the use of the word *“protect”* (as notified) in relation to heritage sites, precincts and landscape overlays may be overly restrictive, and he recommended a qualification be added to clause f.
84. The remaining disagreements are between Mr Wyeth, Mr Farrell and Mr Williams. Otherwise, all the planning evidence and associated legal submissions support the amended wording for Policy 25.2.1.2 recommended by Mr Wyeth in the Reply Version.
85. The Panel has considered the evidence of Mr Williams and Mr Wyeth regarding this introductory wording for Policy 25.2.1.2. As we have stated above, we do not agree that just referring to the “management” of adverse effects would be effective in achieving Objective 25.2.1 or the higher order strategic objectives and policies of Chapter 3. In saying that, we also acknowledge Mr Williams’ concern about interpreting the somewhat convoluted wording of Policy 25.2.1.2. We agree with Mr Wyeth that the reference to *“inappropriate adverse effects”* should be read in the context of the clauses that follow, meaning that inappropriate adverse effects are those effects that do not protect or maintain the values and areas, as referred to in the following clauses. It is our understanding that this is generally consistent with the way that similar wording has been interpreted in higher order planning documents, such as Policies 13 and 15 of the New Zealand Coastal Policy Statement. However, we consider the addition of the words *“in a way that”* at the end of the opening phrase of the policy would further clarify the connection between this opening phrase and the subsequent clauses, and allow it to be more readily interpreted in the way Mr Wyeth explained.
86. In relation to Mr Farrell’s final suggested amendment, we did not find his evidence sufficiently detailed or persuasive and we prefer the approach of Mr Wyeth. We agree with Mr Wyeth that the structure and detailed wording of the policy has now been considerably improved from the notified version, and it is clear from the wording of the policy that absolute avoidance of adverse effects is not required to protect the identified values.

⁹¹ J Wyeth, Rebuttal Evidence, paragraphs 6.6-6.9

⁹² B Farrell, EiC, paragraphs 19-20

⁹³ J Wyeth, Rebuttal Evidence, paragraphs 4.1-4.3

87. As a result, we recommend that Mr Wyeth’s recommended Policy 25.2.1.2 in the Reply Version is accepted, subject to minor rewording, and that the associated submissions are accepted, other than those from the Real Journeys Group, RPL and QPL which are accepted in part.

3.6 Objective 25.2.2

88. We have previously discussed most of the submissions on Objective 25.2.2, when we considered the reconfiguration of this objective and its associated policies, with Objective 25.2.1. We have recommended the reconfiguration of the objectives and policies included in the Reply Version be accepted and the submissions accepted accordingly. There are two remaining submissions on Objective 25.2.2 for us to consider.

89. Federated Farmers⁹⁴ supported Objective 25.2.2 in part, but requested the wording be amended to provide for “appropriate management” rather than “protection” from adverse effects. This aspect of the notified objective referred to “*the wellbeing of people and communities*” being “*protected from adverse effects*”. Mr Wyeth’s reconfiguration of this Objective resulted in this part being transferred to Objective 25.2.1, with the relevant wording being slightly reconfigured to read – “*Earthworks are undertaken in a manner that ... protects people and communities, ...*”. With the amendments from Mr Wyeth, Ms Reilly’s evidence supported⁹⁵ the Reply Version of Objective 25.2.2.

90. Ian Dee⁹⁶ requested Objective 25.2.2 be strengthened to reduce the destruction of soil during earthworks. Mr Dee was concerned at the destruction of soil structure and physical properties that have taken thousands of years to form. He did not present evidence to us. Mr Wyeth addressed this submission but did not consider any amendments were needed as a result. We accept Mr Wyeth’s evidence on this, and recommend this submission be rejected. We recommend that Objective 25.2.2 included in the Reply Version be accepted.

3.7 Policy 25.2.2.1

91. Following Mr Wyeth’s recommended configuration, this would be the only policy remaining under Objective 25.2.2, focussing on enabling earthworks that are necessary to provide for the wellbeing of people and communities. In the Reply Version, Policy 25.2.2.1 read as follows:

- 25.2.2.1 Enable earthworks that are necessary to provide for people and communities wellbeing, having particular regard to the importance of:*
- a. Nationally and Regionally Significant Infrastructure;*
 - b. tourism infrastructure and activities, including the continued operation, and provision for future sensitive development of recreation and tourism activities within the Ski Area Sub Zones and the vehicle testing facility within the Waiorau Ski Area Sub Zone;*
 - c. minimising the risk of natural hazards;*
 - d. enhancing the operational efficiency of farming including maintenance and improvement of track access and fencing; and*
 - e. the use and enjoyment of land for recreation, including public walkways and trails.*

92. Several submissions⁹⁷, particularly those from the infrastructure companies, supported Policy 25.2.2.1 and asked that it be retained.

⁹⁴ Submission 2540

⁹⁵ K Reilly, EiC, paragraph 27

⁹⁶ Submission 2327

⁹⁷ For example Submissions 2242, 2194, 2195, 2478, 2538, 2442 and 2540)

93. A large number of submissions⁹⁸ requested that Policy 25.2.2.1 be amended to remove the notified reference to being “*Subject to Objective 25.2.1*”. In the notified version of this policy, Policy 25.2.2.1 was stated as being subject to Objective 25.2.1, such that the enabling of earthworks necessary to provide for the wellbeing of people and communities was subject to the direction in Objective 25.2.1 regarding the management of adverse effects from earthworks. Mr Wyeth agreed⁹⁹ with these submitters that the words “*subject to Objective 25.2.1*” should be removed from Policy 25.2.2.1. He stated that his understanding of the intent of the PDP, and from his experience in interpreting objectives and policies, is that all the relevant objectives and policies are to be read together, with appropriate weighting give to each depending on the subject matter and the level of direction given. In conjunction with his recommendations for reconfiguring the two objectives and their policies, Mr Wyeth considered that removing these words from Policy 25.2.2.1 would help ensure there is an appropriate balance between the policies under the two objectives. We accept the evidence on this matter from Mr Wyeth, with support from the evidence of Ms Reilly¹⁰⁰, Mr Henderson¹⁰¹ and Mr Farrell¹⁰². We agree with Mr Wyeth’s understanding as to how the objectives and policies should be interpreted. We recommend that the words “*Subject to Objective 25.2.1*” be removed from the notified Policy 25.2.2.1, and that these submissions be accepted.
94. Millbrook sought further recognition of tourism infrastructure in Policy 25.2.2.1b., in particular that golf tourism be referred to. Mr Wyeth did not recommend any amendments as a result of this submission, and in his evidence, Mr Edmonds¹⁰³ accepted Mr Wyeth’s recommended policy wording. We, therefore, recommend that this submission from Millbrook be rejected.
95. As a result, we recommend that the Reply Version of Policy 25.2.2.1 be accepted.
- 3.8 Policies 25.2.2.2 - 25.2.2.3 (renumbered in the Reply Version as Policies 25.2.1.6 - 25.2.1.11**
96. Other than on the matter of relocating these policies under Objective 25.2.1, we received very little evidence regarding them. Transpower New Zealand Limited supported Policy 25.2.2.2; Paterson Pitts supported Policy 25.2.2.3; and Federated Farmers supported Policy 25.2.2.7. We accept the evidence from Mr Wyeth on these policies¹⁰⁴ and recommend they be retained in Chapter 25, but relocated to sit under Objective 25.2.1, as we have discussed earlier. We recommend these submissions in support be accepted.
- 3.9 Additional Objective and Policies focussed on Enabling Earthworks in SASZ**
97. NZSki submitted that, in contrast to the ODP, notified Chapter 25 did not contain specific objectives and policies for the SASZs that support the notified exemptions from some of the rules for earthworks in those areas. The submission from NZSki provided recommended wording for a new objective and two supporting policies. Mr Wyeth¹⁰⁵ did not consider it was necessary or appropriate to include a specific set of objective and policies for earthworks in the SASZs. In his opinion, the Chapter 25 objectives and policies apply across the District and

⁹⁸ For example: the Real Journeys Group; the Treble Cone Group and associated Submissions 2377, 2381 & 2382; and Submissions 2388, 2575, 2468, 2462 and 2295

⁹⁹ J Wyeth, Section 42A Report, paragraphs 10.16-10.17

¹⁰⁰ K Reilly, EiC, paragraph 29

¹⁰¹ R Henderson, EiC, paragraph 66

¹⁰² B Farrell, EiC, paragraph 18

¹⁰³ J Edmonds, EiC, paragraph 15

¹⁰⁴ J Wyeth, Section 42A Report, paragraphs 10.20-10.25

¹⁰⁵ J Wyeth, Section 42A Report, paragraphs 8.6 & 8.27

are focussed on managing adverse effects of earthworks regardless of the zone, which also provided for the benefits of earthworks. He recommended the submission from NZSki be rejected. We also note that Policy 25.2.2.1 includes specific recognition of the importance of *“tourism infrastructure and activities, including the continued operation, and provision for future sensitive development of recreation and tourism activities in Ski Area Sub Zones.* We consider this to be sufficient recognition of the importance of SASZs and the earthworks required for their continued operation and future development. Mr Dent gave evidence for NZSki. Having considered Mr Wyeth’s opinion on this matter, Mr Dent agreed that the objectives and policies apply across the District and it is not necessary to add further provision to specifically identify the SASZs. We, therefore, recommend this submission be rejected.

4. SECTION 25.3 - OTHER PROVISIONS AND RULES

4.1 Overview

98. Section 25.3 includes a variety of general provisions and rules that apply within Chapter 25, including:

- Cross-references to other Chapters of the PDP where earthworks are also addressed, with explanation as to how they relate to each other;
- Advice notes regarding ORC provisions;
- Other Advice notes drawing attention to other relevant matters, both within the PDP and from other documents or statutes;
- General rules for earthworks associated with subdivision, including some exemptions;
- General rules for earthworks within SASZs, including some exemptions;
- How the volume and area of earthworks are to be calculated;
- Exemptions for some earthworks within the Rural, Gibbston Character and Rural Lifestyle Zones within approved building platforms;
- General exemptions from all rules and standards for earthworks associated with specified activities.

99. Before we consider the submissions on this section, the Panel notes that the format and headings for Section 25.3 are not consistent with the decided Stage 1 Chapters. A generally consistent approach was taken to these sections containing general provisions and rules, and this has not been picked up or recommended by the Council for these Stage 2 Chapters. We consider it would be beneficial for consistent understanding and interpretation of the PDP, if these sections in each Chapter were generally consistent. Accordingly, we have amended Section 25.3 in accordance with clause 16(2), without changing the intent and content of the Section.

4.2 Advice Notes

100. Mr Wyeth has recommended substantial changes to the layout and wording of the Advice Notes in Section 25.3 in response to submissions¹⁰⁶, or as minor or structural changes¹⁰⁷ that do not change the intent and effect of the provisions. These changes include:

- clarifying the paragraphs which describe the relationships between Chapter 25 and earthworks (and effects from earthworks) managed under Chapters 26, 30, 33 and 36;
- widening the range of activities listed as being subject to the Water Plan in the advice notes relating to the ORC’s provisions;
- adding an advice note regarding recorded archaeological sites;

¹⁰⁶ The Real Journeys Group; the Treble Cone Group and associated Submissions 2377, 2381 & 2382; and Submissions 2194, 2195, 2478, 2442, 2497, 2618, 2446 and 2484

¹⁰⁷ In accordance with Clause 16(2)

- adding an advice note referring to the NES-PF which applies to earthworks associated with plantation forestry;
- rationalising the extensive list of notified advice notes into:
 - those that are district wide information as to how the provisions in the different Chapters relate to each other, moving these under 25.3.1 District Wide;
 - those that are truly Advice Notes for Chapter 25; and
 - those that are general rules (the calculation of earthworks volume and area), moving these under 25.3.3 General Rules.

101. We heard little evidence on these matters, other than from Mr Wyeth and Mr Sunich¹⁰⁸. In the main, Mr Wyeth recommended the submissions be accepted.
102. Mr Farrell¹⁰⁹ for the Real Journeys Group considered that Mr Wyeth’s initial amendments (to the general rules clarifying the relationships between Chapters) were still unclear and suggested some further amendments. The Panel also questioned the wording suggested by Mr Wyeth in his Rebuttal version of Chapter 25. Mr Wyeth reconsidered this in his Reply evidence and made further amendments, which we now consider are sufficiently clear and precise.
103. We recommend these submissions be accepted and Mr Wyeth’s amendments be generally adopted, although as we stated above, we have recommended changes to the format and headings for Section 25.3 for consistency with the decided Stage 1 Chapters.

4.3 General Exemptions (other than for SASZs)

4.3.1 Exemptions for Earthworks associated with Subdivision

104. The relationship between Chapter 25 and subdivision consent applications that involve earthworks under Chapter 27 is set out in General Rule 25.3.4.1 and in Rule 27.3.2.1 (which was varied through Stage 2). The notified Rule 25.3.4.1 provided exemptions for earthworks associated with controlled and restricted discretionary activity subdivisions from earthworks standards relating to volume (Table 25.2), cut and fill (Rules 25.5.16 & 25.5.17). Mr Wyeth explained that the rationale for this exemption (from the Section 32 Report) is that the effects from these aspects of earthworks can be managed as part of the overall assessment of subdivision design and construction, however, other standards (such as setbacks from waterbodies) should be complied with irrespective of the reason for the earthworks.
105. Submitters¹¹⁰ sought that the exemption for subdivision earthworks be widened – to apply to all subdivisions, and to extend to other standards in Chapter 25; and that the related cross-references in both Chapters 25 and 27 should be clear and consistent. During questioning, the Panel also identified a number of issues associated with the relationship between the earthworks provisions in Chapter 25 and earthworks associated with subdivision.
106. Mr Wyeth¹¹¹ agreed with these submitters that the relationship between the two chapters, in terms earthworks associated with subdivision, is not clear and that the wording could be improved and made consistent between Chapters 25 and 27. Mr Wyeth considered this

¹⁰⁸ In relation to the method for calculating earthworks volumes, T Sunich, EiC, paragraphs 6.13-6.14. No evidence was presented on behalf of the Treble Cone Group opposing Mr Sunich’s opinion on this matter.

¹⁰⁹ B Farrell, EiC, paragraph 21

¹¹⁰ The Treble Cone Group and associated Submissions 2377, 2381 & 2382; and Submission 2311

¹¹¹ J Wyeth, Section 42A Report, 8.28-8.47

relationship further in his Reply evidence¹¹². Given the limited scope available for amendments through the submissions, Mr Wyeth recommended minor amendments to Rule 25.3.4.1 to make a clearer distinction between subdivision consents under Chapter 27 and earthworks land use consents under Chapter 25. We accept Mr Wyeth's evidence on this matter. We recommend his amendments to Rule 25.3.4.1 and that these submissions be accepted. For the sake of consistency, we also recommend that the same, or closely similar, wording should be applied to Rule 27.3.2.1.

107. Mr Wyeth also agreed that all subdivisions, irrespective of the activity status, should be exempt from the volume, cut and fill standards, on the basis that there is no clear connection between the activity status and the need for compliance with these standards. We accept his evidence on this matter and recommend the submissions be accepted.
108. Mr Wyeth did not agree that subdivisions involving earthworks should be exempt from all earthworks standards. It was Mr Wyeth's preference that all Chapter 25 standards should be applied to earthworks associated with subdivision, including the volume, cut and fill standards. He referred to the evidence of Mr Sunich¹¹³ that it is established good practice throughout New Zealand to have a standalone set of earthworks rules to manage all earthworks activities through separate consent processes, irrespective of whether the earthworks are associated with subdivision or not. In his opinion, this recognises the unique set of effects from earthworks, that can occur at various stages of development. He also referred to Mr Sunich's recent review of erosion and sediment control practices for a cross-section of residential developments in the District, and that current practice was found to be limited and below best practice adopted elsewhere in New Zealand. However, Mr Wyeth acknowledged there was no scope in the submissions to apply all Chapter 25 standards to earthworks associated with subdivisions. Given his overall opinion, Mr Wyeth remained opposed to further exemptions for subdivisions. Mr Henderson gave evidence¹¹⁴ on this matter for the Treble Cone Group and associated submitters¹¹⁵. Having considered Mr Wyeth's evidence and his recommended amendments, he concluded that Mr Wyeth's amendments to Rule 25.3.4.1 were appropriate. We did not hear evidence from Streat Developments Limited on this matter and recommend its submission be rejected, with no further exemptions from the Chapter 25 standards being applied to earthworks associated with subdivision.

4.3.2 Exemptions for Forestry Earthworks in Open Space and Recreation Zones

109. Skyline¹¹⁶ requested that earthworks for forestry activities in the Open Space and Recreation Zones, including the Ben Lomond Sub-Zone, be exempt through Rule 25.3.4.5. Mr Dent gave evidence¹¹⁷ supporting this exemption, on the grounds that earthworks for this activity are able to be undertaken without consent via an approved Outline Plan under the existing designation for Ben Lomond; and that notified Chapter 38 provides for harvesting and management of forestry as a controlled activity in the Ben Lomond Sub-Zone with Council retaining control over earthworks (as well as soil erosion, sediment generation and run-off). In his opinion, making forestry earthworks a restricted discretionary activity in Chapter 25 defeats the purpose of the controlled activity status for the overall activity in Chapter 38.

¹¹² J Wyeth, Reply Evidence, section 9

¹¹³ T Sunich, EiC, paragraphs 4.2-4.4

¹¹⁴ R Henderson, EiC, paragraphs 72-74 & 93

¹¹⁵ Treble Cone Group and Submissions 2377, 2381 & 2382

¹¹⁶ Submission 2493

¹¹⁷ S Dent, EiC, paragraphs 111-117

110. Mr Jeffrey Brown provided rebuttal evidence, on behalf of ZJV (NZ) Limited (ZJV), to the evidence from Mr Dent on this matter. Mr Brown disagreed with Mr Dent that earthworks associated with forestry harvesting and management should be exempt from the earthworks rules and standards. In his opinion, the earthworks required for forest harvesting may involve large cuts and fills, on steep land, to create access for machinery. He considered this has the potential to adversely affect land resources and the other users of the Ben Lomond Reserve. He considered an assessment of the effects of earthworks should be a necessary component of the forestry harvesting consenting process.
111. In addressing the submission¹¹⁸, Mr Wyeth noted that rules relating to forestry activities in the PDP are now largely superseded by the National Environmental Standards for Plantation Forestry (NES-PF), which will manage earthworks, erosion and sedimentation associated with plantation forestry. Mr Wyeth acknowledged, however, these national standards would not apply in open space and recreation zones in urban areas (which he considered would include the Ben Lomond Sub-Zone). In his Rebuttal evidence¹¹⁹, Mr Wyeth stated that Mr Dent had provided no evidence to support this submission, either for the Ben Lomond Sub-Zone or for the Open Space and Recreation Zones as a whole. He retained his position that it is inappropriate to include specific exemptions for forestry earthworks in Rule 25.3.4.5.
112. We agree with Mr Wyeth that where a recently-introduced national regulation has established specific provisions for forestry earthworks, the PDP should not duplicate, and cannot circumvent, those national standards¹²⁰. Outside urban areas, the NES-PF now includes national rules relating to plantation forestry activities, which over-ride any provisions in the PDP. In other areas, or for forestry earthworks that fall outside the NES-PF, the PDP may include rules, and the NES-PF allows a plan to impose stricter rules in areas of outstanding natural features and landscapes and in significant natural areas.
113. We note that the Ben Lomond Sub-Zone falls substantially within an ONL. We consider that a full exemption from Chapter 25 for forestry earthworks in such an area would not be consistent with achieving the PDP's objectives and policies for ONL. The Section 32 Report prepared for the notified Chapter 25 considered the benefits and costs, effectiveness and efficiency of the notified range of exemptions in Rule 25.3.4.5. It stated that the exemptions are identified to facilitate small-scale activities that would have no, or only negligible, adverse effects. It concluded that the provisions would ensure that the effects from these activities are no more than minor and avoided as far as practicable. The rules were not considered to be overly-restrictive and commensurate with the sensitivity of the District's environment. We agree with Mr Wyeth that the evidence from Mr Dent is insufficient for us to consider¹²¹ an additional exemption for forestry earthworks in the Open Space and Recreation Zones or on Ben Lomond. We do not have evidence of the potential for adverse effects, and the costs and benefits involved, in order for us to properly assess their efficiency and effectiveness in achieving the relevant objectives and policies. We also agree with Mr Brown that such effects could be adverse on Ben Lomond. Accordingly, we recommend this submission from Skyline be rejected.

¹¹⁸ J Wyeth, Section 42A Report, paragraphs 8.67-8.71

¹¹⁹ J Wyeth, Rebuttal Evidence, paragraphs 5.19-5.21

¹²⁰ We note that Mr Wyeth has recommended including an Advice Note in 25.3.3 referring to the NES-PF, which we agree is appropriate

¹²¹ In terms of s32AA of the Act

4.3.3 Other Exemptions

114. Various other submitters either supported the exemptions from the earthworks provisions contained in Rules 25.3.4.4 and 25.3.4.5, or sought additional exemptions. These are summarised in the evidence of Mr Wyeth¹²² and we will not repeat them here. Mr Wyeth responded to each of the requests for extended exemptions¹²³. In terms of smaller scale farming activities, he considered that the volume thresholds for earthworks in the Rural Zone are set at a level that would enable day-to-day farming activities without a consent being required. He agreed that there should be further clarification that the exemption for maintenance of existing tracks, also applies to recreational tracks / trails. He also noted that there are no volume limits, or cut and fill standards, for earthworks associated with the construction and maintenance of roads within a legal road. The remaining disagreements between Mr Wyeth and submitters related to exemptions for planting (in addition to riparian planting) and the scale of cut and fill exemptions for earthworks associated with fencing.
115. Ms Fiona Black gave evidence¹²⁴ for the Real Journeys Group regarding the exemption sought for planting. Notified Rule 25.3.4.5f.¹²⁵ provided an exemption from the earthworks rules for planting riparian vegetation. Ms Black requested that this be extended to all planting, and not just riparian. She gave an example, and photographs, of an extensive restoration project Real Journeys is undertaking at Walter Peak, planting over 12,000 native trees and shrubs, with more to come throughout the 115 ha property. It was her opinion that such restoration projects should be able to proceed without the need for resource consent for the earthworks. Mr Wyeth responded to this submission¹²⁶ stating that the submitter had not provided any clear reasons why earthworks associated with planting should be exempt from the earthworks rules and, in his opinion, there was no policy justification for doing so. He considered that the focus of the exemption should remain on riparian planting. Whilst we acknowledge the point raised by Ms Black, we do not consider we have sufficient information regarding the costs and benefits of making this change to be able to undertake an evaluation in terms of s32AA of the Act. We are mindful that large areas of the District are identified as ONLs and ONF's and that the implications of such a change for achieving the PDP's landscape objectives and policies would need to be carefully considered. Accordingly, we recommend that this submission be rejected.
116. Mr Williams gave evidence for QPL¹²⁷ regarding earthworks exemptions for the maintenance and construction of fence lines. Notified Rule 25.3.4.5m.¹²⁸ provided an exemption from the earthworks rules for fencing in the rural zones, provided any cut or fill does not exceed 1 metre in height and any land disturbance does not exceed 1 metre in width. Mr Williams sought that the provisos be extended to relax the 1 metre cut threshold, to a maximum of 2 metres width but not exceeding an average of 1 metre along the length of the fence line. He considered this would be a more practical and useful exemption. Mr Williams gave examples from fence lines QPL is developing on hill slopes on its property, where it is difficult to form an adequate bench for the fence line within a 1 metre width and where the 1m cut height is so restrictive as to largely prohibit the construction of new fences. As an alternative, Mr Williams suggested a controlled activity status for fencing that exceeds the exemption thresholds.

¹²² J Wyeth, Section 42A Report, paragraphs 8.48-8.58

¹²³ *ibid*, paragraphs 8.59-8.66

¹²⁴ F Black, EiC, paragraph 48

¹²⁵ Rule 25.3.4.5e. in the Reply Version

¹²⁶ J Wyeth, Section 42A Report, paragraph 8.66

¹²⁷ T Williams, EiC, paragraphs 5.9-5.16

¹²⁸ Rule 25.3.4.5l. in the Reply Version

117. Mr Wyeth responded to Mr Williams in his Rebuttal and Reply evidence. He considered¹²⁹ the exemption for fencing in Rule 25.3.4.5 (from all Chapter 25 rules and standards) is appropriate and noted that fencing that exceeds the exemption is not prohibited and neither will it necessarily require a consent. Beyond the exemption threshold, if earthworks associated with fencing meet the earthworks volume threshold for the zone (1000m³ in the Rural Zone) as well as the other standards in Rule 25.5, it would not require a consent. With respect to the alternative controlled activity regime, Mr Wyeth expressed concern¹³⁰ that this would require amendments to the earthworks volume, cut and fill thresholds in Tables 25.2 and 25.3, so that non-compliance is a controlled activity for fencing earthworks, whereas it is a restricted discretionary for all other earthworks. He considered this distinction would be difficult to justify from an effects' perspective, and on the evidence presented by Mr Williams.
118. Having considered the legal submissions and evidence on behalf of QPL and the responses from Mr Wyeth, we find that we agree with Mr Wyeth. We consider the notified exemption for fencing in Rule 25.3.4.5 is sufficient. We have not received sufficient justification from Mr Williams to satisfy us regarding the nature and scale of effects on the environment from a wider exemption (which would be from all Chapter 25 standards), or that it would be more appropriate (efficient or effective) in achieving the objectives and policies of Chapters 3 and 25, in particular Objective 25.2.1 and Policies 25.2.1.1 to 25.2.1.4. We accept Mr Wyeth's evidence that there is an appropriate pathway for fencing earthworks that do not meet the exemption, either as a permitted or restricted discretionary activity. In terms of the controlled activity approach, we received insufficient evidence from Mr Williams as to how this would be integrated into the Chapter 25 provisions, or how it would more appropriately achieve the relevant objectives and policies. We recommend that this submission be rejected.

4.4 Exemptions for Earthworks in SASZs

119. As stated earlier in this Report, a group of submitters¹³¹, with interests in ski areas, made general submissions seeking that SASZs be exempt from the earthworks rules in Chapter 25, particularly where the ski areas are located on conservation or public lands; or where there is overlap with controls from ORC. We have already found that Chapter 25 (subject to our specific recommendations for any amendments) provides a more appropriate and effective method for achieving the relevant Strategic directions of the PDP, compared with relying on controls and approvals from ORC or DoC, or under other Chapters of the PDP. We were satisfied that Chapter 25 does not result in unnecessary or undue duplication with ORC or DoC processes (or with other requirements of the PDP), but rather they complement each other. We consider there would be a significant risk from not including controls over earthworks in the PDP (and relying on those alternative processes) in terms of adverse effects on water quality, landscape, natural character, biodiversity and amenity values (amongst other adverse effects). We are also satisfied that the PDP can include earthworks provisions that are more stringent than those in PC49, which provided a wide-ranging exemption from earthworks rules for SASZs.
120. We now turn to whether or not a full exemption for earthworks within SASZs, from all rules and standards in Chapter 25, is more appropriate than the partial exemption included in Rule 25.3.4.2 of the notified chapter¹³². We evaluate the evidence on these alternatives in terms

¹²⁹ J Wyeth, Rebuttal Evidence, paragraphs 6.10-6.12

¹³⁰ J Wyeth, Reply Evidence, section 16

¹³¹ Submissions 2454, 2493, 2466, 2494, 2581, 2492, 2373, 2384 and 2376

¹³² Rule 25.3.4.2 of the Notified Chapter provided an exemption for earthworks within the SASZ from all rules and standards except Rules 25.5.12 to 25.5.14, that control erosion and sediment, deposition of material on roads, and dust; Rule 25.5.20, setbacks from waterbodies; and Rule 25.5.21, exposing

of the statutory tests and Section 32 of the Act, bearing in mind that we have already found that controls through the ORC Water Plan, DoC approval processes and/or rules in other chapters of the PDP do not provide appropriate alternatives.

121. Mr Wyeth¹³³ provided a summary of the submissions received on Rule 25.3.4.2. We will not repeat that here, other than to note that DoC¹³⁴ supported the notified exemptions for SASZs in this rule, and the submissions seeking a wider exemption came predominantly from NZSki, the Real Journeys Group and the Treble Cone Group. The evidence and legal submissions from these submitters focussed predominantly on the alternative approaches we have already considered. Mr Henderson's evidence for the Treble Cone Group¹³⁵ on this matter supported the exemption for SASZs, on the basis of inefficient duplication of process with ORC, DoC and/or other PDP controls. Mr Farrell's evidence for the Real Journeys Group¹³⁶ on this matter focussed only on the matter of overlapping QLDC and ORC responsibilities. NZSki's submission was specific that an exemption for earthworks in a SASZ should only apply within public conservation land administered by DoC. Accordingly, Mr Dent's evidence¹³⁷ predominantly focussed on overlap with DoC approval processes¹³⁸. We have considered this evidence earlier in this Report and have not considered it further here.
122. We have considered the legal submissions on a full exemption for SASZs from Ms Baker-Galloway, on behalf of the Real Journeys Group and the Treble Cone Group, these submissions being very similar¹³⁹. Ms Baker-Galloway informed us that the exception from earthworks rules and standards in SASZs is intended to recognise the benefits of earthworks for the continued operation and development of ski areas, and the substantial contribution ski fields make to the social and economic well being of the District. She stated that earthworks are a necessary part of the development and ongoing operation of these areas, and that the exemption should be broad enough to enable and encompass all earthworks likely to be undertaken during the operation of modern ski-fields, which are now year-round alpine resorts. She pointed to some 'unique' factors relating to earthworks in SASZs, such as the need to undertake earthworks near waterbodies for snow making, reservoirs, diversion of streams, etc.
123. As we mentioned earlier, Ms Baker-Galloway referred us to case law which supports a less restrictive regime that meets the purpose of the Act and the objectives of a Plan. She also pointed to inefficiencies, in terms of drafting difficulties, uncertainty, potential costs and issues with enforcement, if the notified standards are applied within SASZs, making this level of regulation unnecessary and a complete exemption more appropriate.
124. With respect to dust controls in SASZs under Standard 25.5.14, it was Mr Dent 's evidence¹⁴⁰ that there are no operational issues relating to dust at NZSki's ski fields. The ski fields are generally located above 1300 masl and there are no sensitive receivers immediately adjacent

groundwater. We note, however, that Mr Wyeth has recommended deleting Rule 25.5.13, relating to deposition of material on roads, and this rule is shown as deleted in the Reply Version.

¹³³ J Wyeth, Section 42A Report, paragraphs 8.3-8.13

¹³⁴ Submission 2242

¹³⁵ R Henderson, EiC, paragraphs 88-91

¹³⁶ B Farrell, EiC, paragraph 22

¹³⁷ S Dent, EiC, paragraphs 48-65, 84-97

¹³⁸ We have considered Mr Dent's evidence relating to dust management within SASZs, Sean Dent, EiC, paragraphs 77-83

¹³⁹ Legal Submissions from Maree Baker-Galloway on behalf of the Real Journeys Group, paragraphs 16-20; and on behalf of the Treble Cone Group, paragraphs 6-12

¹⁴⁰ S Dent, EiC, paragraphs 77-83

to these SASZs that would typically be affected by nuisance effects from dust emissions beyond the SASZ boundaries. He considered the application of this standard would only ever be retrospective and would result in enforcement difficulties. We discuss this further later in this Report when we evaluate the specific wording of this Standard.

125. Mr Nigel Paragreen presented a written statement¹⁴¹ to the hearing on behalf of Fish and Game and answered questions from the Panel. As we noted earlier, Fish and Game had supported the Council's stricter approach to earthworks management through Chapter 25. The Panel asked Mr Paragreen about his experience with earthworks management within SASZs and the potential for adverse effects on the environment. He informed us that he was assessing a couple of applications relating to ski fields at the time of our hearing. He considered that earthworks associated with ski fields do have the potential for significant effects in the high country. He stated that the areas involved contain very sensitive ecosystems that merit protection under the Act and the PDP. On behalf of Fish and Game, he expressed his opposition to the Council having no involvement with managing earthworks in SASZs through the PDP.
126. Mr Wyeth responded to these submissions and the evidence. In his Section 42A Report¹⁴² he stated that he did not dispute the substantial contribution from ski fields to the social and economic wellbeing of the District, and that earthworks are a necessary part. As a result, he considered it was appropriate for the PDP to enable development and a range of activities within the SASZs, as recognised through the Chapter 21 Rural Zone provisions for SASZs. In terms of earthworks, he considered an enabling approach is achieved through exempting earthworks in SASZs from the majority of rules and standards in Chapter 25. He considered the exemptions from the volume, area, cut and fill thresholds provide considerable flexibility to ski field operators, recognising that the volume of earthworks required at ski fields can be significant, but that adverse effects can largely be internalised within the SASZs. However, Mr Wyeth could see no compelling reason why earthworks within SASZs should be exempt from standards that are designed to manage and minimise the adverse effects of earthworks that may extend beyond the sub-zones or to sensitive areas, including riparian areas and waterbodies. In his opinion, these are standards that should apply equally throughout the District, regardless of the zone or activity involved.
127. Mr Wyeth pointed us to the purpose of SASZs in Chapter 21 Rural, which refers to effects of development within the SASZs being cumulatively minor. He considered there is a risk that exempting all earthworks within the SASZs from all rules and standards in Chapter 25 may result in adverse effects that are cumulatively more than minor, or which extend beyond the boundary of these areas or into sensitive areas.
128. Mr Wyeth also referred¹⁴³ to the Section 32 Report that sets out the rationale for the approach to SASZs. It states that the notified option permitted earthworks for activities within SASZs, except where there is potential for environmental effects on water bodies and roads. As we noted earlier in relation to earthworks in Open Space and Recreation Zones, the Section 32 Report concluded the provisions are both effective and efficient, with the levels of control commensurate with the sensitivity of the environment, and that they would ensure the effects from these activities are no more than minor and avoided as far as practicable.

¹⁴¹ N Paragreen, Evidence

¹⁴² J Wyeth, Section 42A Report, paragraphs 8.14-8.19

¹⁴³ J Wyeth, Section 42A Report, paragraph 8.2

129. We have considered the evidence before us, the legal submissions and our previous findings regarding alternative approaches to managing effects within the SASZs. Like Mr Wyeth, we do not dispute the substantial contribution from ski fields to the social and economic wellbeing of the District, and that earthworks are a necessary part of their ongoing operation and development. We consider that the considerable flexibility provided in notified Chapter 25, with exemptions from the majority of the rules and standards for earthworks in SASZs, appropriately recognises the scale of earthworks required in ski areas and that their adverse effects can, for many aspects, be managed internally or through the consents required for activities in the SASZs under the Rural Zone provisions. However, we agree with Mr Wyeth that we have received no evidence from the submitters which provides compelling justification for exempting earthworks within SASZs from standards that are designed to manage and minimise the adverse effects of earthworks that may extend beyond the sub-zones or to sensitive areas, including riparian areas and waterbodies.
130. We agree with Mr Wyeth and Mr Paragreen that the SASZs are located in sensitive alpine environments and in the heads of water catchments, where management of erosion, sediment runoff and water quality are important, as well as management of effects on landscape and natural character and biodiversity values. We have referred earlier in the Report to the significance the PDP places on protecting the values associated with the District's lakes and rivers. The Strategic Directions include numerous objectives and policies which seek to protect the District's natural environments, ecosystems, natural character and nature conservation values of waterways, outstanding natural landscapes and natural features, and Ngai Tāhu values. We have found these give a strong direction to Chapter 25, in terms of the Council's obligations for managing the effects of earthworks. This is reflected in the objectives and policies for Chapter 25 which apply across the District, seeking to ensure that adverse effects on the environment are minimised, landscape and visual amenity values maintained, and people and communities protected, whilst enabling earthworks that are necessary to provide for the well being of people and communities.
131. We consider there would be a significant risk if no controls over earthworks in SASZs were included in Chapter 25, in terms of adverse effects on water quality, landscape, natural character, biodiversity and amenity values (amongst other adverse effects). We are not satisfied on the evidence before us that having no controls over earthworks in SASZs would be effective in achieving the relevant strategic and rural objectives and policies. We are satisfied that Chapter 25 contains appropriate flexibility for earthworks within SASZs, to enable their ongoing operation and development, and in a manner that recognises their importance to the well being of people and communities in the District. We do not consider that compliance with important District-wide environmental standards relating to erosion and sediment control, dust management, setbacks from waterbodies, and groundwater would result in unnecessary or undue inefficiencies. We consider that Chapter 25 (subject to our specific recommendations for amendments) provides a more appropriate and effective method for achieving the relevant Strategic directions of the PDP and the objectives of Chapter 25. We, therefore, recommend the submissions seeking full exemption from all earthworks rules in the SASZ be rejected.

5. SECTION 25.4 RULES – ACTIVITIES

132. Chapter 25 includes Table 25.1, which lists different earthworks activities and their activity status. Rule 25.4.1 provides for most earthworks, that comply with the standards in Tables 25.2 Maximum Volumes and 25.3 Standards, as permitted activities. Earthworks that do not comply with the maximum volume standards in Table 25.2 are specified in Rule 25.4.2 as

restricted discretionary activities¹⁴⁴. The activity status for not complying with each standard in Table 25.3 is specified in that table (in the Reply Version, they are all restricted discretionary activities). Table 25.1 also lists a small number of specific earthworks activities that are not permitted in accordance with Rule 25.4.1, including earthworks associated with cleanfill facilities and landfills; earthworks that affect sites of significance to Kāi Tahu or heritage features and settings; and earthworks within identified sites of Kāi Tahu importance.

133. Federated Farmers¹⁴⁵ requested the activity status for earthworks for the construction or operation of a landfill is changed from discretionary to restricted discretionary activity in Rule 25.4.4. Ms Reilly addressed this in her evidence for Federated Farmers¹⁴⁶. She noted that both cleanfill and landfill are important in the rural areas for the cost-effective disposal of clean waste. She considered that any concerns regarding control would be covered by the matters of discretion in Section 25.7 and did not accept that discretionary activity status was required to address the management of potential adverse effects. Mr Wyeth responded to this submission, stating that landfills introduce contaminants and a range of adverse effects that need to be considered and managed on a case-by-case basis. It was his opinion that this is best achieved through a discretionary activity resource consent process. We agree with Mr Wyeth that landfills can have a wide range of potential adverse effects, that require broad consideration, and their appropriateness depends on their scale, purpose, location and management. Landfill covers a much wider range of activities than on-farm disposal facilities for clean waste, as referred to by Ms Reilly. We agree with Mr Wyeth that the management of landfills, and the earthworks associated with their construction or operation, are appropriately addressed as a discretionary activity as proposed in Chapter 25. We note that this is consistent with the discretionary activity status applied to a landfill activity¹⁴⁷ itself in Chapter 30 Energy and Utilities. We recommend that this submission is rejected.
134. Heritage New Zealand¹⁴⁸ and the Real Journeys Group both sought amendments to Rule 25.4.5 relating to earthworks that affect sites of significance to Kāi Tahu or heritage features and settings. Mr Wyeth responded to those submissions in his Section 42A Report¹⁴⁹ and recommended changes to this rule which satisfied the submitters¹⁵⁰, other than one outstanding matter addressed in evidence by Ms Denise Anderson for Heritage New Zealand¹⁵¹. This appears to have been a misunderstanding by Mr Wyeth as to the specific relief sought by Heritage New Zealand regarding earthworks within the setting or extent of place of a listed heritage feature in Chapter 26.8. Mr Wyeth addressed Ms Anderson's concern in his Rebuttal evidence¹⁵² and the Reply Version now includes the wording she suggested. We recommend that this submission from Heritage New Zealand be accepted.

¹⁴⁴ In the Reply Version of Chapter 25 attached to Mr Wyeth's Reply evidence

¹⁴⁵ Submission 2540

¹⁴⁶ K Reilly, EiC, paragraphs 37-40

¹⁴⁷ Within the definition of "waste management facilities"

¹⁴⁸ Submission 2446

¹⁴⁹ J Wyeth, Section 42A Report, paragraphs 11.46-11.51

¹⁵⁰ D Anderson, EiC, paragraph 5.2; B Farrell, EiC, paragraph 18

¹⁵¹ D Anderson, EiC, paragraphs 5.3-5.8

¹⁵² J Wyeth, Rebuttal Evidence, section 8

6. SECTION 25.5 RULES – STANDARDS

6.1 Table 25.2 Maximum Volume

6.1.1 Overview of Issues

135. Following the analysis from Mr Wyeth and Mr Sunich on behalf of the Council, and their recommended amendments to Table 25.2 contained in the Reply Version, the only matters where we had conflicting evidence between submitters and the Council’s witnesses related to requests by Millbrook Country Club¹⁵³ regarding the Millbrook Resort Zone (MRZ) (Rule 25.5.5) and Skyline¹⁵⁴ regarding the Ben Lomond Sub-Zone of the Informal Recreation Zone (Rule 25.5.1).

6.1.2 Millbrook Resort Zone

136. Millbrook requested amendments to the maximum volume thresholds applying to different areas within the MRZ, as shown on the Millbrook Structure Plan. The maximum volume in the notified Chapter 25 was 300m³ across the zone. Millbrook considered it would be more efficient and practical to create a separate rule for the MRZ with separate thresholds for the different areas within the zone, as is provided for the Jacks Point Zone. Millbrook sought an increased maximum volume threshold to 500m³ for several areas, and no threshold to apply to the Golf Course and Open Space, Recreation Facilities and Helipad Activity Areas. The submission pointed out that golf holes need to be regularly re-conditioned or re-routed and the golf resort needs to continue operating while the earthworks are undertaken effectively and efficiently.

137. Mr John Edmonds gave evidence on this matter on behalf of Millbrook¹⁵⁵. He was satisfied with Mr Wyeth’s recommendation to increase the maximum volume to 500m³ across all the MRZ activity areas. However, he continued to remain concerned at the inequity between Millbrook and Jacks Point where the maximum volume threshold was notified as 1000m³ in the Open Space and Landscape areas and no limit within some other subzones (including the Golf Course). Mr Edmonds stated that the MRZ has always been exempt from earthworks rules, both in the operative plan, and the plan amended by Variation 8 or Plan Change 49. Unlike Mr Wyeth, Mr Edmonds did not find any rationale for distinguishing the situation at Jacks Point from that at Millbrook, and noted that the MRZ and the Jacks Point Zone (JPZ) were bundled together for the purpose of Chapter 31 Signage¹⁵⁶.

138. In relation to the Golf Course and Open Space, Recreation Facilities and Helipad Activity areas, Mr Wyeth responded to the submission and to Mr Edmonds’ evidence in his Section 42A Report¹⁵⁷ and Rebuttal evidence¹⁵⁸. He noted that the earthworks volume thresholds for the JPZ in Chapter 25 had been carried over from the notified PDP Stage 1 Chapter 41 for JPZ, by way of a PDP Stage 2 Variation to Chapter 41, with no change in the maximum volume thresholds within the activity areas. Mr Wyeth expected that the earthworks volume limits for the different activity areas at Jacks Point would have been specifically considered as part of preparing Chapter 41. No earthworks limits were included in the notified Chapter 43 for the MRZ in Stage 1 of the PDP.

¹⁵³ Submission 2295

¹⁵⁴ Submission 2493

¹⁵⁵ J Edmonds, EiC, paragraphs 16-23

¹⁵⁶ Our recommendations on Chapter 31 mean that, in large part, the provisions relating to Jacks Point Zone are not the same as those for Millbrook Resort Zone.

¹⁵⁷ J Wyeth, Section 42A Report, paragraphs 12.38-12.41

¹⁵⁸ J Wyeth, Rebuttal Evidence, section 9

139. Mr Wyeth did not consider an unlimited earthworks threshold was appropriate for the golf course and other open space and recreation areas in the MRZ, given the outcomes sought for the zone and its location adjacent to the Wakatipu Basin Rural Amenity Zone (WBRAZ) which has a maximum volume threshold for earthworks of 400m³. In the interests of ensuring the adverse effects of larger scale earthworks are appropriately managed, and limiting the number of sub-zones and activity areas in Table 25.2, Mr Wyeth recommended the 500m³ maximum volume threshold continue to apply across the whole MRZ.
140. We are not persuaded by Mr Edmonds' evidence that there is any direct relationship between the earthworks volume thresholds for the JPZ and the MRZ. That they both contain golf courses, as well as houses and other facilities, and were both established by plan changes to the ODP, is not sufficient to convince us that the approach must be the same in both areas. We did not receive evidence from Mr Edmonds that supported similar approaches to managing the environmental effects in each zone, or in achieving the outcomes sought for each zone and their surroundings. There were no submissions before this Panel regarding the earthworks volume limits in the golf course and open space areas at Jacks Point, so we have not been required to turn our minds to the appropriateness of the thresholds that have been brought over from the notified Stage 1 of the PDP. Accordingly, we do not consider the limits for Jacks Point are relevant to our consideration at Millbrook.
141. The Stream 14 Hearings Panel heard evidence relating to the water quality of Mill Creek and Lake Hayes and associated effects from development in the catchment. Its findings are contained in section 2.8 of Report 18.1 and have relevance to our consideration of appropriate earthworks provisions at Millbrook. It found that water quality monitoring for Lake Hayes and Mill Creek reported consistent exceedances of nutrient related water quality limits in the Water Plan. Significant land disturbance activities in the Lake Hayes Catchment have likely resulted in sediment being transported into Mill Creek during heavy rainfall events. In its view, further degradation of Lake Hayes as a result of subdivision and development is to be avoided. That Panel considered there is evidence that the earthworks provisions of the ODP are not working effectively to control earthworks effects on water quality in the Lake Hayes Catchment, and noted it will be a matter for the Stream 15 Hearings Panel to determine whether it is possible to put a more effective regime in place through Chapter 25.
142. We have received no evidence from Mr Edmonds that having no maximum volume thresholds for these areas at Millbrook would be more effective in avoiding further degradation of Lake Hayes; nor that it would be appropriate to enable management of adverse environmental effects that achieve Objective 25.2.1, and the objectives and policies of the MRZ which recognise its sensitive values and the importance of reducing contaminants entering Mill Creek. We recommend that Mr Wyeth's recommendations for the MRZ as a whole be accepted (and that part of the submission from Millbrook), but that the submission from Millbrook seeking no threshold for the golf course and open space areas be rejected.

6.1.3 *Ben Lomond Sub-Zone*

143. Skyline requested that a specific maximum volume threshold of 1000m³ be included for the Ben Lomond Sub-Zone of the Informal Recreation Zone. In the notified Chapter 25, all Open Space and Recreation Zones were included in Rule 25.5.1 of Table 25.2, with a maximum volume threshold of 100m³. The submission noted that the ODP permits earthworks between 300 – 1000m³ within the Ben Lomond Sub-Zone, depending on the zoning of High Density Residential Zone or Rural Zone. Skyline did not consider there was any evidence of inappropriate landscape and visual effects to justify changing the threshold from that in the

ODP. ZJV¹⁵⁹ also lodged a submission in relation to the earthworks provisions for the Open Space and Recreation Zones, supporting the notified provisions.

144. Mr Sean Dent gave evidence on this matter on behalf of Skyline¹⁶⁰. Mr Dent acknowledged that the Ben Lomond Sub-Zone is within an identified ONL, but also stated that there is no specific evidence from the Council to demonstrate that the earthworks limits in the ODP are resulting in inappropriate landscape modification and visual effects. Mr Dent referred us to resource consents that have been granted to Skyline to carry out earthworks in the sub-zone in excess of 1000m³. In his opinion, the granting of these consents for rather substantial earthworks on a non-notified basis indicates that the sub-zone has the ability to absorb earthworks of a more significant volume than 100m³ per annum as a permitted activity in Table 25.2. Mr Dent also referred to the provisions for the Ben Lomond Sub-Zone, which contemplate further development within a more enabling planning framework than in other parts of the Informal Recreation Zone. He considered the 100m³ threshold to be too restrictive in that context.
145. Mr Jeffrey Brown gave evidence on earthworks within the Ben Lomond Sub-Zone on behalf of ZJV¹⁶¹. However, his evidence was confined to earthworks associated with forestry harvesting and management which we have addressed earlier in this Report. Mr Brown did not provide us with evidence relating to the maximum volume threshold for earthworks in this sub-zone.
146. Mr Wyeth responded to the submission and to Mr Dent's evidence in his Section 42A Report¹⁶² and Rebuttal evidence¹⁶³. Mr Wyeth noted that a threshold of 1000m³ would provide a significantly more lenient earthworks limit in the Ben Lomond Sub-Zone than in Open Space and Recreation Zones elsewhere in the District. He did not consider this was preferable in the interests of plan clarity and consistency. He did not find anything in the submission that supported an operational need for the increased earthworks threshold, or that demonstrated it would not result in adverse effects beyond the site.
147. Mr Wyeth disagreed with Mr Dent that the granting of resource consents (including the notification basis) was justification for increasing the threshold. He stated that a key function of the earthworks volumes in Table 25.2 is to define an acceptable threshold to trigger the need for resource consents when there is a risk of significant adverse effects. The resource consents then ensure that the potential for adverse effects is subject to proper assessment, control and monitoring where necessary via consent conditions. Mr Wyeth considered that this is quite distinct from the tests for notification in the Act.
148. The Panel noted the somewhat unusual situation with the zoning of this area throughout the course of Stage 1 and 2 of the PDP, and the consequences of this for the earthworks rules. In Stage 1 of the PDP, the area now proposed to be Ben-Lomond Sub-Zone was predominantly included within the Rural Zone. If this zoning had remained, the maximum volume threshold for earthworks from Table 25.2 would have been 1000m³. However, the Rural Zone was not confirmed over this land in the Council's decisions on Stage 1 as, in the meantime, the Stage 2 provisions had been notified. Stage 2 of the PDP introduced a new zoning for this area under Chapter 38, Open Space and Recreation Zones. The Ben Lomond land was included within the Informal Recreation Zone, and the Ben Lomond Sub-Zone. The maximum volume threshold

¹⁵⁹ Submission 2485

¹⁶⁰ S Dent, EiC, paragraphs 104-110

¹⁶¹ J Brown, Rebuttal Evidence, paragraph 4

¹⁶² J Wyeth, Section 42A Report, paragraphs 12.50

¹⁶³ J Wyeth, Rebuttal Evidence, paragraphs 5.22-5.24

for earthworks in all parts of the Open Space and Recreation Zones then became 100m³, a combined effect of the change of zoning from the notified Stage 1 and the introduction of the Earthworks Chapter 25 in Stage 2.

149. The Panel accepts that this situation will have arisen for all land now zoned under Chapter 38, where different earthworks provisions may apply under Stage 2 from those applicable under the Stage 1 PDP zoning. All of the land in the Open Space and Recreation Zones is administered by the Council and predominantly designated as “Reserve”. The Council is commonly the main user and developer of the land in those zones. However, in the case of the Ben Lomond Sub-Zone, as Mr Dent has pointed out, there are multiple commercial users within this sub-zone, where further development is contemplated within a much more enabling planning framework than in other parts of the Informal Recreation Zone. Those users are reliant on the underlying zoning for this land, rather than the designation, and have been affected by the change of notified zoning from Rural to Informal Recreation. In this instance, the change of zoning has also affected the earthworks provisions that apply through Chapter 25. We consider we need to examine the basis for the change to the earthworks threshold, as a result in the change of zoning from Rural in Stage 1 to Informal Recreation in Stage 2.
150. We have considered the Section 32 Reports prepared by the Council for the notified Chapters 25 and 38, and relevant evidence provided by the Council.
151. The Section 32 Report for Chapter 25¹⁶⁴ did not refer to the volume thresholds for specific zones in its evaluation of costs and benefits / effectiveness and efficiency of the proposed and alternative options. The attached report from 4Sight Consulting¹⁶⁵ provided technical analysis to assist the Council’s decision as to an appropriate area threshold for earthworks (which are in addition to the volume thresholds in Table 25.2). That report did not evaluate the appropriate volume thresholds.
152. While the Section 32 Report for Chapter 38¹⁶⁶ did not refer specifically to the consequential changes arising through Chapter 25, it did recognise that the notified option would be a significant change from the ODP, with the rezoning of open space and recreation areas into specific zones and subzones, future removal of the designations, and establishing a specific rule framework for each zone. The costs and benefits / effectiveness and efficiency evaluation of the proposed option identified costs from the implementation of a new framework; but overall benefits for users; greater efficiency, clarity and certainty as to outcomes for each open space and recreation area; and a zoning hierarchy for open spaces that better reflects their use, significance and sensitivity. For the Ben Lomond Sub-Zone, in particular, the Chapter 38 Section 32 Report states that the overall suite of rules achieve an appropriate balance between providing a degree of certainty and foreshadowing what could be undertaken with the sub-zone, while still providing adequate scope to address the actual and potential adverse effects of activities.
153. Mr Sunich, a Senior Environmental Consultant at 4Sight Consulting, provided technical advice to the Council, and evidence on behalf of the Council to the Stream 15 hearing, in relation to the maximum volume thresholds. Mr Sunich has expertise in erosion and sediment

¹⁶⁴ Queenstown Lakes District Proposed District Plan, Section 32 Evaluation, Stage 2 Components October 2017, for Earthworks

¹⁶⁵ 4Sight Consulting. Queenstown Lakes District Council Proposed District Plan: Assessment of Thresholds for Earthworks. September 2017

¹⁶⁶ Queenstown Lakes District Proposed District Plan, Section 32 Evaluation, Stage 2 Components October 2017, for Open Space and Recreation Zones

management, stormwater quality management and integrated catchment management planning. The evidence from Mr Sunich¹⁶⁷ was that the general approach to setting permitted activity thresholds is to define a level which can be reasonably expected to accommodate and enable most building or land use requirements within each zone, without needing a resource consent. However, he considered this may not always be possible due to the sensitivity of some activities and the receiving environment. Mr Sunich stated that the Council had generally carried over the maximum volume thresholds from the ODP earthworks chapter. This indicated to him that the Council was generally comfortable with how the ODP earthworks chapter is being implemented in relation to volume thresholds. He noted that this is reflected in the limited commentary in the Section 32 Report regarding volume thresholds, as we have noted above.

154. Mr Sunich had reviewed the notified thresholds and concluded they are appropriate. For Rule 25.5.1 that sets the volume threshold of 100m³ for Open Space and Recreation Zones, Mr Sunich commented that the maximum volume recognises the sensitivity of the receiving environments and the need to be cognisant of historic values and special character. For the Rural Zone in Rule 25.5.6, he commented that the maximum volume of 1000m³ has been retained from the ODP and reflects typical rural land uses, while also providing for commercial and viticulture activities. He noted that sensitive landscapes, such as ONLs which cover most of the Ben Lomond Sub-Zone, are excluded from Rule 25.5.1 and included in Rule 25.5.2, where the maximum volume threshold is 10m³. Whilst he found no compelling reason to make any significant changes to the notified thresholds, Mr Sunich acknowledged that they are not entirely effects based, but rather a combination of risk of effects and the type and scale of development anticipated within the zones. In his opinion, they were fit for purpose.
155. In relation to the Ben Lomond Sub-Zone, Mr Sunich stated that the reduction in threshold to 100m³, from 1000m³ under a Rural Zone, aligns with the Council's intention to simplify and ensure consistency across zone types throughout the District. In addition, in his view, there was merit in reducing the maximum volume threshold for this sub-zone where effects on landscape and amenity need to be carefully managed and assessed through a resource consent process if the threshold is exceeded.
156. We are satisfied that the Council has appropriately assessed the costs and benefits of the change in the maximum earthworks threshold from the underlying the zones (in this case the Rural Zone) to open space and recreation zones. We consider the individual packages of rules for each open space and recreation zone have been appropriately evaluated in terms of their costs and benefits for risks of adverse environmental effects and for enabling the type and scale of development anticipated in each zone. This included consideration of the consequential changes to rules through other chapters, such as Chapter 25. We accept Mr Sunich's evidence that the earthworks thresholds specified for each group of zones are fit for purpose. We consider the notified 100m³ threshold applied to the Ben Lomond Sub-Zone appropriately takes into account that this is a sensitive and highly valued environment (being highly visible and predominantly within an ONL) and requires more restrictive controls. We note that within an ONL, the maximum threshold is specified as 10m³. We consider that the costs and benefits of applying the 100m³ threshold strike an appropriate balance between allowing anticipated use and development of the area and managing environmental effects. Accordingly, we recommend that Skyline's submission be rejected and the notified 100m³ maximum earthworks volume threshold be retained.

¹⁶⁷ T Sunich, EiC, paragraphs 5.2, 5.4-5.7 & 7.9-7.10

6.2 Table 25.3 Standards

6.2.1 Overview of Issues

157. Following the analysis from Mr Wyeth and Mr Sunich on behalf of the Council, and their recommended amendments to Table 25.3 contained in the Reply Version of Chapter 25, the outstanding matters of dispute between the submitters and the Council’s witnesses related to:

- requests from several submitters to exempt earthworks in SASZs from all standards in Table 25.3, which we have already addressed earlier in this Report;
- the appropriate wording for Standards 25.5.12 – 25.5.14, or whether these Standards should be deleted, as requested by Paterson Pitts¹⁶⁸; the Real Journeys Group; the Treble Cone Group; and NZSki¹⁶⁹;
- clarification of the wording of Standard 25.5.19 relating to earthworks setbacks from boundaries, as requested by Paterson Pitts¹⁷⁰;
- the standards for earthworks in setbacks from water bodies in Standard 25.5.20, as requested by Fish and Game¹⁷¹; the Real Journeys Group; and the Treble Cone Group and associated submitters¹⁷²;
- deletion or clarification of Standard 25.5.22 relating to cleanfill, as requested by Darby Planning LP¹⁷³; Lakes Hayes Limited¹⁷⁴; Glendhu Bay Trustee Limited¹⁷⁵; and Henley Downs Farm Holdings Limited and Henley Downs Land Holdings Limited¹⁷⁶.

6.2.2 Standard 25.5.12 - Erosion and Sediment Control Measures

158. Submissions from Paterson Pitts and the Real Journeys Group, amongst other submitters, raised concerns about the onerous nature of notified Standard 25.5.12, which required earthworks to be undertaken in a way that “prevents” sediment from entering water bodies, stormwater networks or going across the boundary of the site. They stated that the standard was unduly onerous, and not practical to comply with all of the time, even with implementation of best management approaches. The lack of guidance on appropriate sediment control measures to comply with the standard was also mentioned.

159. In his evidence and in his presentation to the Panel¹⁷⁷, Mr Sunich described his observations of bulk earthworks being undertaken at sites across the District, where erosion and sediment control implementation is limited and does not, in his view, meet best practice. He referred to the role of erosion and sediment control guidelines that many councils are preparing and using, including the guidelines for the Auckland region that have been adopted by other councils across the country. He noted the Council is currently producing a guideline, which he considered is required to contribute to the outcomes sought by Chapter 25. In response to the concerns of the submitters, Mr Sunich agreed that, where erosion and sediment control measures have been designed, implemented and maintained in accordance with best practice, it is generally accepted that sediment leaving a site will be minimised to a practicable level, but it is not possible to remove 100% of sediment. He considered it is inefficient to seek to achieve 100% prevention, as required by notified Standard 25.5.12. Mr Sunich considered the

¹⁶⁸ Submission 2457

¹⁶⁹ Submission 2454

¹⁷⁰ Submission 2457

¹⁷¹ Submission 2455

¹⁷² Treble Cone Group and Submissions 2377, 2381 & 2382

¹⁷³ Submission 2376

¹⁷⁴ Submission 2377

¹⁷⁵ Submission 2382

¹⁷⁶ Submission 2381

¹⁷⁷ T Sunich, EiC, paragraphs 12.1-13.9

focus should be on minimising the amount of sediment exiting a site. However, he stated that prescribing erosion and sediment controls as permitted activity standards, that should apply to all sites and circumstances, is not possible due to the variability of earthworks sites and receiving environments. Controls need to be customised to the site and earthworks areas, highlighting the role of guidelines to achieve this.

160. In his section 42A Report¹⁷⁸, Mr Wyeth did not agree with deleting Standard 25.5.12 in its entirety, on the basis of Mr Sunich’s observations of current practices in the District. Mr Wyeth did agree that the notified wording of the standard is uncertain, impractical and needs refinement, although he acknowledged that such refinement is problematic to monitor and enforce as a permitted activity standard. Mr Wyeth suggested alternative wording in his Section 42A Report, which then became the subject of evidence and questions from the Panel through the course of the hearing. The Panel, in its questions of Mr Wyeth, expressed concern regarding his amended wording for this, and other, standards that did not appear to be sufficiently certain or clear enough for permitted activity standards. Mr Wyeth accepted that in trying to draft standards that were more achievable than the notified standards, they had become less certain.
161. Mr Wyeth returned to the certainty of Standards 25.5.12 and 25.5.14 in his Reply evidence¹⁷⁹. In order to improve the certainty and implementation of these standards, he recommended including reference to the erosion and sediment control guideline produced by the Auckland Council (GD05)¹⁸⁰. He and Mr Sunich considered this is recognised as the most comprehensive guideline in New Zealand, with its predecessor (TD90)¹⁸¹ having been widely used by councils throughout the country. He noted that GD05 also includes guidance on dust control. Mr Wyeth recommended this as an interim approach, in the absence of guidance having yet been developed by the Council for this District.
162. Mr Wyeth recommended reference to GD05 be included as a Note, in the same manner and with the same wording as is used in the Auckland Unitary Plan, whereby compliance with the standard is “*generally deemed to be compliance with*” GD05. He acknowledged that reference to this guideline as a Note does not fully address the Panel’s concerns regarding the use of the word “minimise” as part of a permitted activity standard. However, in his opinion, this is the preferable alternative, avoiding the use of an absolute term (such as the notified “prevent”) and providing a degree of flexibility in the selection and implementation of control measures from GD05.
163. We note here that we received evidence on Standard 25.5.12 from Mr Botting from Paterson Pitts¹⁸² and Mr Henderson on behalf of the Treble Cone Group¹⁸³, who both generally supported Mr Wyeth’s amendments to Standard 25.5.12 in his Section 42A Report.
164. Having considered the evidence before us, and the amendments recommended by Mr Wyeth in the Reply Version, we accept the evidence of Mr Wyeth and Mr Sunich. We accept that, in

¹⁷⁸ J Wyeth, Section 42A Report, paragraphs 14.1-14.15

¹⁷⁹ J Wyeth, Reply Evidence, section 3

¹⁸⁰ Recommended citation: Leersnyder, H., Bunting, K., Parsonson, M., and Stewart, C. (2016). *Erosion and sediment control guide for land disturbing activities in the Auckland region*. Auckland Council Guideline Document GD2016/005. Prepared by Beca Ltd and SouthernSkies Environmental for Auckland Council

¹⁸¹ Technical Publication No. 90, *Erosion and Sediment Control: Guidelines for Land Disturbing Activities*, Auckland Regional Council, 2007

¹⁸² M Botting, Evidence presented at the hearing, paragraph 6

¹⁸³ R Henderson, EiC, paragraphs 136 & 153

the absence of Council-prepared erosion and sediment control guidelines for this District, reference to the Auckland guidelines as a means of compliance with Standard 25.5.12 is the most appropriate means of ensuring that sediment leaving an earthworks site is minimised to a practicable level, and Objective 25.2.1 achieved. We recommend that Standard 25.5.12 as set out in the Reply Version is accepted and the submissions from Paterson Pitts, the Real Journeys Group and the Treble Cone Group are accepted in part.

6.2.3 *Standard 25.5.13 – Deposition of Material on Roads*

165. Submissions from Paterson Pitts, Federated Farmers, the Real Journeys Group and NZSki, amongst other submitters, raised similar concerns to those discussed above, regarding about the onerous nature of notified Standard 25.5.13, which required that no material being transported from one site to another be deposited on roads. They stated that the standard was overly onerous, and not practical to comply with all of the time as earthworks on occasions can result in material being deposited on roads, even if it is immediately cleaned-up.
166. In his Section 42A Report¹⁸⁴, Mr Wyeth agreed with some of the concerns of the submitters regarding the wording of the standard. Although he acknowledged his suggestion was not ideal, he recommended amended wording requiring earthworks to be managed to avoid deposition on public roads or minimise it to the extent it does not cause nuisance effects. As with the previous standard, the Panel, in its questions of Mr Wyeth, expressed concern regarding his amended wording that did not appear to be sufficiently certain or clear enough for a permitted activity standard.
167. Mr Wyeth returned to the certainty of Standard 25.5.13 in his Reply evidence¹⁸⁵. On further reflection, he considered that this standard was unnecessary as it is only likely to be relevant for larger earthworks sites that would require resource consent for non-compliance with other standards, such as the volume or area thresholds. In those circumstances, the management of adverse effects on roads can be addressed through consent conditions. Mr Wyeth recommended the deletion of Standard 25.5.13 and did not include it in his Reply Version.
168. We also received evidence on Standard 25.5.13 from Mr Botting from Paterson Pitts¹⁸⁶ and Mr Henderson on behalf of the Treble Cone Group¹⁸⁷, who both generally supported Mr Wyeth's amendments to Standard 25.5.13 in his Section 42A Report.
169. We accept Mr Wyeth's evidence and his recommendation to delete Standard 25.5.13. We agree that the standard is unnecessary as it is only likely to be relevant for earthworks that require resource consent, when the management of adverse effects on roads can be addressed through consent conditions. We agree that this would overcome the Panel's concerns regarding the uncertainty of the wording and the difficulties this would cause with enforcement. We recommend deletion of Standard 25.5.13 as set out in the Reply Version and that the submissions from Paterson Pitts, the Real Journeys Group and the Treble Cone Group are accepted in part.

6.2.4 *Standard 25.5.14 – Dust Control*

170. We have already partially addressed Standard 25.5.14, when considering Standard 25.5.12 above, as Mr Wyeth has recommended similar amendments in the Reply Version. Similar submissions were received from Paterson Pitts, the Real Journeys Group and NZSki, amongst

¹⁸⁴ J Wyeth, Section 42A Report, paragraphs 15.1-15.15

¹⁸⁵ J Wyeth, Reply Evidence, section 10

¹⁸⁶ M Botting, Evidence presented at the hearing, paragraph 6

¹⁸⁷ R Henderson, EiC, paragraphs 136 & 153

other submitters, as for Standards 25.5.12 – 25.5.13. Evidence on Standard 25.5.14 from Mr Botting from Paterson Pitts¹⁸⁸ supported the amendments made by Mr Wyeth in his Section 42A Report.

171. Mr Wyeth initially responded in his Section 42A Report¹⁸⁹, stating that it is appropriate for the PDP to retain a permitted activity standard relating to dust control during earthworks, as earthworks can give rise to dust which has the potential to have nuisance effects beyond the boundary of the site. He considered a standard is appropriate to help achieve Objective 25.2.1 to protect people and communities from the effects of earthworks. Mr Wyeth did not consider that the standard would be overly onerous and impractical to comply with, but did accept that the wording could be slightly refined. In his Reply evidence¹⁹⁰, Mr Wyeth recommended including the same Note as for Standard 25.5.12, referring to the Auckland guidance document and, on further reflection, considered that the wording of Standard 25.5.14 could be simplified to state that dust shall not cause nuisance effects beyond the boundary of the site. He considered this would reduce the level of discretion in the standard and focus it on the performance standard to be achieved, along with the Note referring to GD05 as a means of compliance.
172. We accept the amendments recommended by Mr Wyeth to Standard 25.5.14 in the Reply Version of Chapter 25. We accept his evidence that, in the absence of Council-prepared earthworks guidelines for this District, reference to the Auckland guideline as a means of compliance with Standard 25.5.14 is the most appropriate means of ensuring that dust does not cause nuisance effects beyond the boundary of the site, and Objective 25.2.1 achieved. We recommend that Standard 25.5.14 as set out in the Reply Version is accepted and the submissions from Paterson Pitts, the Real Journeys Group and NZSki are accepted in part.

6.2.5 *Standard 25.5.19 – Earthworks Setbacks from Site Boundaries*

173. Standard 25.5.19 sets out the requirements for earthworks in relation to site boundaries - distances of setbacks depending on the height of fill or height of retaining wall. The submission from Paterson Pitts and evidence from Mr Botting¹⁹¹ raised several issues with the wording of this Standard, as follows:
- He did not agree with the way that setback distances from a boundary are calculated in Standard 25.5.19a.ii., and the resulting steepness of the permitted batter slopes. He recommended a steepness of 1:3 as a maximum batter angle for cut slopes and for fill.
 - He did not support the setback relating to fill in Standard 25.5.19a.i., as he considered that the formation of earthwork fill close to a site boundary should be subject to a similar slope requirement as that of an earthwork cut.
 - He did not support the exemption in Standard 25.5.19b.ii. for retaining walls that have building consent. He considered that there is potential for a retaining wall up to 2m high to be built close to or on a boundary without needing to obtain resource consent or require adjoining neighbours' approval. In his opinion, any retaining walls greater than 500mm on or near a boundary should require resource consent, irrespective of whether a building consent has been obtained.
174. At the Panel's request Mr Wyeth considered Mr Botting's suggestions regarding Standard 25.5.19 and responded in his Reply evidence¹⁹². He stated he had discussed Mr Botting's

¹⁸⁸ M Botting, Evidence presented at the hearing, paragraph 6

¹⁸⁹ J Wyeth, Section 42A Report, paragraphs 15.20-15.30

¹⁹⁰ J Wyeth, Reply Evidence, section 3

¹⁹¹ M Botting, Evidence presented at the hearing, paragraphs 8-12

¹⁹² J Wyeth, Reply Evidence, section 5

amendments to Standards 25.5.19a.i and 25.5.19a.ii with Mr Sunich who agreed that a slope of 1:3 is appropriate for unsupported cut and fill; that this angle is consistent with the Council's Section 32 Report; and aligns with the guidance in the Council's subdivision code of practice. Mr Wyeth recommended that Standards 25.5.19a.i and 25.5.19a.ii and their associated Interpretative Diagrams 25.4 and 25.5 be amended to require a maximum batter slope angle of 1:3 (vertical: horizontal).

175. Mr Wyeth also considered Mr Botting's evidence regarding the exemption from the boundary setback requirements in Standard 25.5.19b. for retaining walls that have been granted building consent. Mr Wyeth agreed it was undesirable that retaining walls could be constructed on a boundary up to 2m in height without requiring a resource consent. He accepted Mr Botting's evidence and recommended that Standard 25.5.19b.ii. be deleted, although unfortunately it was not shown as deleted in the Reply Version.
176. We accept the evidence of Mr Botting and Mr Wyeth. We recommend Standards 25.5.19a.i, 25.5.19a.ii and Interpretative Diagrams 25.4 and 25.5 be amended as set out in Section 5 of the Reply evidence of Mr Wyeth and that Standard 25.5.19b.ii be deleted. We recommend that the submission from Paterson Pitts be accepted.

6.2.6 *Standard 25.5.20 – Waterbodies*

177. In the Reply Version¹⁹³, Standard 25.5.20 requires that earthworks within 10m of the bed of a water body, or any drain or water race that flows to a lake or river, not exceed 5m³ in total volume within any consecutive 12-month period, subject to an exemption for artificial water bodies that do not flow to a lake or river. Several submissions were received on this standard. Fish and Game¹⁹⁴ supported the standard in part but opposed the exemption¹⁹⁵. The Treble Cone Group and associated submitters¹⁹⁶, and the Real Journeys Group, sought a lesser setback distance and/or a greater volume of earthworks to be permitted within the setback. The Real Journeys Group also sought an exemption for the installation of hazard protection works in and adjoining water bodies. The submitters with interests in ski areas (including NZSki) sought an exemption from Standard 25.5.20 for earthworks in SASZs, which we have addressed earlier in this Report.
178. In his evidence and in his presentation to the Panel¹⁹⁷, Mr Sunich referred to his report¹⁹⁸ containing background analysis for Stage 2 of the PDP, in which he recommended that the earthworks setback distance be increased to 10m (from the 7m setback in the ODP) to reflect practical considerations and current practice elsewhere in New Zealand. His report had reviewed other district plans, including the recent Auckland Unitary Plan, and the NES-PF¹⁹⁹, as to setbacks considered appropriate, and the scale of earthworks permitted within the

¹⁹³ The notified Standard 25.5.20 did not include the allowance for 5m³ of permitted earthworks within the 10m setback distance

¹⁹⁴ Submission 2455

¹⁹⁵ Fish and Game's concern regarding the wording of the exemption for artificial water bodies that do not flow to a lake or river has been addressed in the Reply Version of Standard 25.5.20.

¹⁹⁶ Treble Cone Group and Submissions 2377, 2381 & 2382

¹⁹⁷ T Sunich, EIC, paragraphs 11.6-11.8

¹⁹⁸ 4Sight Consulting. Queenstown Lakes District Council Proposed District Plan: Assessment of Thresholds for Earthworks. September 2017

¹⁹⁹ Both the 4Sight Consulting report and Mr Wyeth (EIC, paragraph 16.13) confirmed that the 10m earthworks setback in the NES-PF was determined on an assessment of current best practice around New Zealand and to be largely consistent with water body setbacks for earthworks in district and regional plans.

setbacks. Mr Sunich considered the increased setback distance (from the ODP) is appropriate as it provides:

- additional protection, and buffer, for river and lake environments;
- additional room to provide for erosion and sediment control (such as silt fences) to minimise and mitigate discharges to waterways; and
- protection of the structure and function of the riparian margin.

179. Mr Sunich also considered the decrease, from the ODP provisions, in the permitted volume of earthworks within the setback (from 20m³ to 5m³ in a 12-month period). He agreed with having a volume for permitted earthworks, as otherwise minor activities within the setback distance would be required to obtain resource consents, given the broad definition of “earthworks”. However, in his opinion, 20m³ is not appropriate as it appears to be a large volume relative to the potential for adverse effects on the natural character of wetlands, lakes, rivers and their margins. He supported the 5m³ in the Reply Version. In answer to the Panel’s questions, Mr Sunich explained his opinion that 20m³ is a relatively significant volume of earthworks and may lead to significant adverse effects on riparian margins. He considered no allowance for earthworks in the setbacks is too restrictive, however, 5m³ is not an insignificant allowance. He considered 5m³ would give reasonable scope for earthworks to be undertaken without capturing minor activities, and enable tailored, relevant controls to be established through conditions for larger scale earthworks.
180. Mr Wyeth²⁰⁰ referred us to the evaluation of this standard in the Section 32 Report. This evaluation recognised the additional costs in applying for resource consent but assessed this as a small cost relative to not managing the potential harm from uncontrolled earthworks within the margins of a waterbody. It identified benefits for management of adverse environmental effects, economic benefits in protecting the environmental reputation of the District, and social and cultural benefits from safeguarding the life supporting capacity of water. The Section 32 Report concluded that setback requirements will be effective in ensuring that adverse effects on landscape, amenity and character are appropriately managed in the context of the District’s sensitive environment. In terms of efficiency, the rules were not considered to be overly restrictive, introduced an appropriate scale of control, and were commensurate with the sensitivity of the receiving environment.
181. We received some limited planning evidence, and no technical evidence, on this matter on behalf of the Real Journeys and Treble Cone Groups of submitters.
182. Mr Henderson²⁰¹ agreed that a threshold limit is appropriate to avoid all earthworks within the setback requiring consent. He acknowledged that the figure will to some extent be arbitrary. He questioned the basis for Mr Sunich’s recommendation of 5m³ but did not provide any evidence in support of an alternative threshold.
183. Mr Farrell²⁰² stated his belief that a 10m setback is very large and that, in his experience, most earthworks activities can be carried out within 10m of a waterbody without adverse effects, especially if erosion and sediment control measures are employed. He questioned the Council’s justification for the 10m setback, suggesting that alternative distances could be required depending on the slope of the land. In his experience, the topography of the land is a significant factor in the likelihood of earthworks affecting water quality and natural values. Mr Farrell, whilst providing examples, provided no technical justification for different setback

²⁰⁰ J Wyeth, Section 42A Report, paragraphs 16.12 & 16.16

²⁰¹ R Henderson, EiC, paragraph 147

²⁰² B Farrell, EiC, paragraph 24

distances based on the slope of the land. In response, Mr Wyeth²⁰³ considered it would be overly complex from a compliance perspective to introduce multiple setback requirements based on land slope across the District, and that there are wider factors to take into account when considering the risk from adverse effects of earthworks (e.g. bank stability, vegetation removal, adequacy of erosion and sediment control measures).

184. We have considered the evidence before us, the Council's background technical report and its section 32 evaluation. We have no expert technical evidence from the submitters which would cause us to disregard the evidence from Mr Sunich on behalf of the Council, and nor do we consider it would be appropriate to do so. We consider the Council has evaluated the appropriateness of alternative options (particularly as between the ODP and notified PDP provisions), considering their benefits and costs, effectiveness and efficiency and the risk of retaining a less restrictive approach, such as in the ODP. We have no evidence before us on alternative methods that would enable us to reconsider the Council's recommended provisions in accordance with s32AA of the Act.
185. We agree with Mr Sunich and Mr Wyeth that the context of the District's environment is an important consideration when evaluating the appropriateness of this standard. A high level of importance is placed on the District's lakes, rivers and wetlands, demonstrated through the extent of identified ONLs and ONFs (including many waterbodies); the high natural character and biodiversity values of the waterbodies and their margins; the importance of the District's water resources and water quality to Kāi Tahu; and the contribution of the District's waterbodies to amenity values for residents and visitors. These factors are encapsulated in Chapter 3 Strategic Directions, through the direction contained in Objectives 3.2.4, 3.2.5 and 3.2.7 and Policies 3.3.17 to 3.3.19 and 3.3.29 to 3.3.35, as well as in Chapter 5 Tangata Whenua. We have set out our understanding of the direction provided by Chapter 3 earlier in this Report, concluding that this gives a strong direction to Chapter 25 in relation to sediment generation and other adverse effects, including on water quality, landscape, natural character and Kāi Tahu values. In this context, and to achieve the Strategic objectives and policies, as well as Objective 25.3.1, we consider it is most appropriate for Chapter 25 to include firm control over the effects of earthworks in close proximity to waterbodies. We consider the provisions contained in the Reply Version of Standard 25.5.20 would be effective and efficient in achieving this.
186. In terms of the more specific submissions on the wording of Standard 25.5.20, Fish and Game's concern regarding the wording of the exemption for artificial water bodies has been clarified in the Reply Version of the standard. The concern of the Real Journeys Group that the standard does not apply to artificial watercourses has also been addressed through Mr Wyeth's recommended amendments to the wording. Mr Wyeth has recommended a further exemption from Standard 25.5.20 to provide for the "*Maintenance and repairing of existing hazard protection structures in and around a water body*", in response to the evidence on behalf of the Real Journeys Group²⁰⁴ regarding the need to maintain such works on Walter Peak (in accordance with ORC's Water Plan requirements). We accept Mr Wyeth's recommendation as appropriately allowing for such maintenance and repair works.
187. Accordingly, we recommend Standard 25.5.20 be amended as set out in the Reply Version. We recommend that the submission from Fish and Game is accepted, and those from the Treble Cone Group and associated submitters²⁰⁵, and the Real Journeys Group, be accepted in

²⁰³ J Wyeth, Rebuttal Evidence, paragraphs 4.14-4.17

²⁰⁴ F Black, EiC, paragraphs 29-36; Ben Farrell, EiC, paragraphs 22-23

²⁰⁵ Treble Cone Group and Submissions 2377, 2381 & 2382

part (in so far as provision has been included for small scale earthworks within the waterbody setback).

6.2.7 *Standard 25.5.22 - Cleanfill*

188. Standard 25.5.22 requires a restricted discretionary activity consent where more than 300m³ of Cleanfill is transported to or from an area that is the subject of earthworks. Darby Planning LP²⁰⁶; Lakes Hayes Limited²⁰⁷; Glendhu Bay Trustee Limited²⁰⁸; and Henley Downs Farm Holdings Limited and Henley Downs Land Holdings Limited²⁰⁹ opposed this standard due to the overlapping definition and potential confusion with the requirements of Rule 25.4.3. The submissions seek the deletion of the standard. Rule 25.4.3 requires a restricted discretionary activity consent for earthworks for the construction or operation of a Cleanfill Facility²¹⁰.
189. Mr Wyeth responded to this submission in his Section 42A Report²¹¹. He agreed that the submissions on this matter demonstrate that the relationship between Standard 25.5.22 and Rule 25.4.3 is not clear. He explained that Rule 25.4.3 relates to earthworks for the construction and operation of a Cleanfill Facility, whereas Standard 25.5.22 relates to the transportation of Cleanfill material by road to or from an earthworks site. He did not agree that Standard 25.5.22 should be deleted. He understood the need for the standard arose from a concern about managing the effects of material from earthworks being taken off-site and deposited elsewhere in the District, and there being no ability to manage those effects in the ODP. Mr Wyeth did not recommend any changes to Standard 25.5.22.
190. Mr Henderson provided evidence on this standard on behalf of the group of submitters. Despite Mr Wyeth's explanation in his Section 42A Report, Mr Henderson still considered that greater clarity is needed between Rule 25.4.3 and Standard 25.5.22 to ensure efficient management of these provisions. In the absence of that clarity he continued to recommend deletion of the Standard.
191. We do not agree that there is a great deal of confusion between these two provisions. We can see how the omission of the word "Facility" in Rule 25.4.3 may have resulted in some confusion. We also consider that some confusion could have arisen because of the structure of Standard 25.5.22. We note that it is written more as an Activity (for which consent is required), rather than as a permitted activity Standard. We consider some minor amendment to the structure of Standard 25.5.22, in accordance with clause 16(2), could make it read as a Standard without changing its meaning or intent, as follows:

No more than 300m³ of Cleanfill shall be transported by road to or from an area subject to Earthworks.

192. With these changes, we consider there would be adequate clarity that Rule 25.4.3 is a specific requirement for consent for earthworks associated with a Cleanfill Facility, being land used solely for the disposal of Cleanfill. Whereas, Standard 25.5.22 is a permitted activity standard

²⁰⁶ Submission 2376

²⁰⁷ Submission 2377

²⁰⁸ Submission 2382

²⁰⁹ Submission 2381

²¹⁰ In the notified Rule 25.4.3 the word "Facility" was omitted. This may have caused some of the confusion. In his Rebuttal Version of Chapter 25, Mr Wyeth recommended adding the word "Facility" to be consistent with the defined term.

²¹¹ J Wyeth. Section 42A Report. Paragraphs 16.63-16.69

which would require consent for transporting more than 300m³ of Cleanfill by road to or from an earthworks site, with Cleanfill being the material itself.

193. We accept Mr Wyeth's evidence that there is a need for Standard 25.5.22 and have not received evidence from Mr Henderson that satisfied us there is no need for this standard in order to manage the effects of transporting cleanfill in the District. Accordingly, we recommend that the submissions be rejected, and Standard 25.5.22 retained and amended as we have set out above.

7. SECTION 25.6 NON-NOTIFICATION OF APPLICATIONS

194. There were few submissions on these provisions of Chapter 25, and we heard only very limited evidence in the presentation from Mr Duncan White²¹² on behalf of Paterson Pitts who stated that he still maintained a preference for more comprehensive and specific non-notified provisions than those contained in the notified Chapter 25.
195. Mr Wyeth addressed these submissions in his Section 42A Report²¹³, giving his opinion that it is generally preferable for councils to have full discretion to notify or limited notify an application on a case-by-case basis in accordance with s95-95G of the Act. which are now relatively prescriptive. He expected the majority of earthworks applications would continue to be processed without notification. However, he noted that applications for exceeding earthworks volume thresholds may result in minor or more than more adverse effects on amenity, landscape and land stability, that may warrant an application being notified in some circumstances. Mr Wyeth recommended the submissions to preclude notification or to adopt the approach of the OPD be rejected.
196. The Panel asked Mr Wyeth to consider whether wider provision should be included for non-notification for earthworks applications, whether there is scope in the submissions, or whether the revised notification provisions of the Act will have the same effect. Mr Wyeth responded to the Panel's request in his Reply evidence²¹⁴. He reiterated his preference for councils to have discretion regarding notification in accordance with the requirements of the Act. However, he acknowledged that there can be benefits in terms of certainty and efficiency, for both applicants and the councils, through the inclusion of rules in a plan that preclude notification, so that all of the steps in s95-95G of the Act do not need to be undertaken.
197. Mr Wyeth considered the submissions provided scope to widen provision for non-notification. He evaluated the new notification provisions in the Act and concluded that earthworks associated with the construction or alteration of residential dwellings would be precluded from notification by s95A95)(b)(ii) of the Act. In his opinion, this would capture the majority of earthworks occurring in residential zones, and a large portion of the earthworks consents in the District.
198. Mr Wyeth referred us to the Council's Section 32 Report for Chapter 25. This supported non-notification of applications for non-compliance with the area thresholds (as set out in 25.6.1) but, otherwise, public or limited notification was not precluded by the notified PDP for non-compliance with other standards. This was on the basis that adverse effects from earthworks can be significant, locations in the District can be sensitive, and there are range of potential effects on other persons and statutory agencies. Mr Wyeth continued to support the approach

²¹² D White, Evidence presented at the hearing, paragraph 4

²¹³ J Wyeth, Section 42A Report, paragraphs 17.1-17.7

²¹⁴ J Wyeth, Reply Evidence, section 4

of the notified PDP. In his view, the risks associated with precluding notification for non-compliance with other earthworks standards are greater than the likely benefits to Council and applicants in terms of certainty and efficiency. He considered the process for determining notification or non-notification under the Act appropriately allows decisions to be made based on the degree of adverse environmental effects on the environment and other persons. He noted that the approach of the notified PDP is consistent with other plans such as the Auckland Unitary Plan.

199. We are grateful to Mr Wyeth for his consideration of these matters, and for outlining the implications from the new notification provisions in the Act. We accept his evidence and his recommendation to retain the notification provisions as proposed in the notified PDP. We recommend that the requests to preclude notification of applications that exceed the earthworks volume thresholds, or to adopt the approach in the ODP, are rejected.

8. SECTIONS 25.7 MATTERS OF DISCRETION AND 25.8 ASSESSMENT MATTERS

200. We heard little specific evidence on the amendments sought by submitters to the Matters of Discretion or Assessment Matters. Mr Wyeth recommended amendments to these matters in response to submissions in both this Section 42A Report²¹⁵ and his Rebuttal evidence²¹⁶. These included refined wording for Assessment Matter 25.8.2d. in response to the evidence of Mr Timothy Williams²¹⁷ for RPL and QPL; and changing references to “*indigenous biodiversity*” to the more general “biodiversity” in response to the submission from Fish and Game. We accept the amendments recommended by Mr Wyeth as shown in the Reply Version.
201. The evidence from Mr Farrell for the Real Journeys Group²¹⁸ challenged the inclusion of detailed Assessment Matters in Chapter 25. Whilst he considered they were helpful in providing some guidance when assessing applications, he did not consider they were the most appropriate method for implementing the objectives. He did not consider that the Council had considered alternative options for providing this guidance, such as removing the Assessment Matters from the Plan and including them in a separate non-statutory document, or including a statement in the PDP that the Assessment Matters are not mandatory and should be applied on a case-by-case basis.
202. Mr Wyeth responded to this submission and acknowledged that Assessment Matters have generally been removed from the PDP in the interests of streamlining the plan and so that activities can be assessed through the relevant objectives and policies. He referred to the Section 32 Report for Chapter 25 which gave the reasons for retaining Assessment Matters in this chapter, namely that they articulate a finer level of detail than the policies as to how earthworks activities should be designed and undertaken to be consistent with the policies. Based on the Section 32 Report’s reasons and that most submitters supported the Assessment Matters, Mr Wyeth recommended the request from the Real Journeys Group to delete the Assessment Matters from Chapter 25 be rejected.
203. The Panel acknowledges that it is a matter of preference for a council as to whether or not it includes detailed Assessment Matters in its plan, and that this preference can extend to including Assessment Matters in some chapters and not others, depending on their utility and

²¹⁵ J Wyeth, Section 42A Report, section 18

²¹⁶ J Wyeth, Rebuttal Evidence, paragraphs 6.13-6.15

²¹⁷ T Williams, EiC, paragraphs 5.17-5.21

²¹⁸ B Farrell, EiC, paragraph 28

effectiveness. In this case, we accept that the Council has chosen to include Assessment Matters in Chapter 25 despite them being generally removed from the PDP. Mr Wyeth explained that the alternatives of not including Assessment Matters has been considered by the Council in the Section 32 Report and in response to submissions on this Chapter and others. We are satisfied that the Council has had adequate regard to alternatives and accept Mr Wyeth's recommendation to retain 25.8 Assessment Matters. Subject to some minor wording clarification we have included (without changing the meaning or intent), we recommend the submission from the Real Journeys Group be rejected.

204. We also note here that Ms Baker-Galloway²¹⁹ raised the matter of the positive benefits from earthworks being listed in all Matters of Discretion, in order that they can be considered when assessing restricted discretionary activity applications. This was responded to by Ms Scott on behalf of the Council in its Reply Representations / Legal Submissions (in relation to Chapter 38). The Panel has considered this matter in Part A of this Report.

9. SCHEDULE 25.9 INTERPRETATIVE DIAGRAMS

205. Schedule 25.9 contains a number of diagrams to assist with interpretation of the earthworks standards, particularly the setbacks of earthworks from site boundaries. We received evidence on these interpretative diagrams from Mr Botting on behalf of Paterson Pitts which we have already addressed in relation to the relevant standards. Subject to the amendments we recommend in response to Mr Botting's evidence and the responses from Mr Wyeth and Mr Sunich, we recommend these diagrams in accepted.

10. SCHEDULE 25.10 ACCIDENTAL DISCOVERY PROTOCOL

206. Schedule 25.10 sets out a protocol in the event of an accidental discovery during earthworks of material listed in Standard 25.5.15, being kōiwi tangata, wāhi taoka, wāhi tapu or other Māori artefact material; any feature or archaeological material that predates 1900; or evidence of contaminated land. Standard 25.5.15 requires earthworks that discover any such material to comply with the standards and procedures in Schedule 25.10 'Accidental Discovery Protocol'.
207. We heard little evidence in relation to Schedule 25.10. Most of the submissions²²⁰ supported it and sought that it be retained. Submissions from Sean McLeod²²¹ and the Real Journeys Group sought that the schedule be deleted. We did not hear evidence from Mr McLeod and Mr Farrell did not address this aspect in his evidence for the Real Journeys Group. Mr Henderson supported the retention of Schedule 25.10 in his evidence²²² for the Treble Cone Group. Mr Wyeth addressed these submissions in his Section 42A Report²²³ and recommended that the submissions from Mr McLeod and the Real Journeys Group be rejected, on the basis that it is effective and efficient to include the protocol in the PDP, to alert plan users, provide certainty as to the procedures to follow, and a clear link to Standard 25.5.15. We accept Mr Wyeth's evidence and agree with his reasoning regarding the appropriateness of including an Accidental Discovery Protocol for earthworks in the PDP.

²¹⁹ Maree Baker-Galloway, legal submission for the Real Journeys Group

²²⁰ The Treble Cone Group and associated Submissions 2377, 2381 & 2382; and Submissions 2311 and 2484

²²¹ Submission 2349

²²² R Henderson, EiC, paragraph 158

²²³ J Wyeth, Section 42A Report, section 19

208. The Panel does have a concern regarding the structure and wording of the protocol in Schedule 25.10. As stated in Standard 25.5.15, the protocol is a standard that is applied to permitted activities. The protocol must be written in a clear, directive form, that can be applied in this way. It must state what “shall be” done, rather than what will be “determined” by the Council, for example. A resource consent is only required if the protocol is not adhered to, so reference to consent holders is not relevant in a standard. We have made some amendments to the structure and clarity of the wording in the protocol, in accordance with clause 16(2), without changing its meaning or intent, in order to ensure it can act as a standard for permitted activities. Subject to those amendments, we recommend Schedule 25.10 be included in Chapter 25 and those submissions seeking its deletion be rejected.

11. VARIATION TO STAGE 1 PDP CHAPTER 2 DEFINITIONS

209. The Stage 2 Variation to Stage 1 Chapter 2 Definitions amended the definitions of Earthworks, Landfill and Mining Activity; and introduced new definitions for Cleanfill, Cleanfill Facility, Mineral Exploration, Mineral Prospecting and Regionally Significant Infrastructure. We heard little evidence in relation to these definitions. Ms Kim Reilly²²⁴, on behalf of Federated Farmers, accepted the comments in the Section 42A Report in respect of its submission points on definitions. Mr Henderson²²⁵, on behalf of the Treble Cone Group, stated that the submitters opposed the inclusion of “the deposition and removal of cleanfill” into the definition of “Earthworks”, on the basis that it is defined separately and subject to a discretionary activity rule regardless of volume. However, he provided no planning evidence to support this submission.

210. Mr Wyeth addressed submissions on the definitions in his Section 42A Report²²⁶ and recommended that the submission from the Treble Cone Group relating to the inclusion of “cleanfill” within the “Earthworks” definition be rejected. Mr Wyeth referred to the draft National Planning Standards which are seeking to standardise some definitions across planning documents. He acknowledged that no weight can be put on these Standards, as they are still draft and may be subject to change following public consultation. However, he considered they provide a useful guide as to the national direction and have been prepared following consideration of existing definitions in plans across the country. Mr Wyeth noted that, in combination, the definitions of “earthworks” and “land disturbance” in the draft National Planning Standards, specifically include “cleanfill”.

211. In addition, as we have discussed earlier in this Report, Mr Wyeth explained that there appears to be a misunderstanding about the purpose of Rule 25.4.3, which relates to earthworks for the construction and operation of a Cleanfill Facility, being land used solely for the disposal of Cleanfill; whereas earthworks generally may (and often will) include the deposition or removal of Cleanfill, unrelated to a “Cleanfill Facility”. As we noted previously, Mr Wyeth recommended adding the word “Facility” to Rule 25.4.3 to be consistent with the defined term and, potentially, improve clarity.

212. We accept Mr Wyeth’s explanation of the relationship between Rule 25.4.3 and the inclusion of cleanfill in the general definition of earthworks. We agree this necessary to ensure that effects from the deposition or removal of cleanfill, in a manner unrelated to a “Cleanfill Facility”, is treated in the same way as other earthworks activities, with the same standards and consent requirements. We are satisfied that the wording of the definition of

²²⁴ K Reilly, EiC, paragraph 50

²²⁵ R Henderson EiC, paragraph 151 & 159

²²⁶ J Wyeth, Section 42A Report, paragraphs 20.1-20.20

“Earthworks” is the most appropriate to achieve the objectives of Chapter 25. We recommend that the submissions from the Treble Cone Group regarding the definition of “Earthworks” are rejected, and the definition included in the Reply Version be accepted.

12. VARIATION TO STAGE 1 PDP CHAPTER 27 SUBDIVISION AND DEVELOPMENT

213. The Stage 2 Variation to Stage 1 Chapter 27 Subdivision and Development amended Rule 27.3.2.1 in order to specify the relationship between Chapters 25 and 27 for earthworks undertaken at the time of subdivision. Submissions were received on this variation from the Jacks Point Group and Glendhu Bay Trustees Ltd²²⁷ requesting that Rule 27.3.2.1 be amended to better explain and clarify the relationship between the two chapters. We have addressed this matter earlier in this report, when we considered submissions seeking exemptions from Chapter 25 for earthworks associated with subdivision. We have recommended amendments to both Rule 25.3.4.1 and Rule 27.3.2.1 to clarify the relationship between these chapters. As a result, we recommend that the submissions on the variation to Chapter 27 be accepted in part.

13. VARIATION TO STAGE 1 CHAPTER 41 JACKS POINT ZONE

214. The Stage 2 Variation to Stage 1 Chapter 41 Jacks Point Zone struck out the earthworks-related provisions from Chapter 41, in order that they could be integrated into the notified Chapter 25. The evidence for the Jacks Point Group²²⁸ was that they generally supported the integration of all earthworks provisions into the standalone Chapter 25. No submissions were received on this variation. Accordingly, we have not addressed this variation further in the report.

14. RECOMMENDED AMENDMENTS PURSUANT TO CLAUSE 16(2)

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

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

216. We have set out below our recommendations for amendments pursuant to Clause 16(2). We have not included circumstances where consequential changes are required as a result of changes to policy/rule numbers or deletion of provisions.

217. The amendments made to the text under Clause 16(2) below have already been included in the text changes attached in Appendix 1.

- (a) 25.1 Purpose – consequential amendments as a result of changes to the rules specifying the relationship between earthworks controls under Chapter 25 and subdivisions involving earthworks in Chapter 27.
- (b) Sections 25.3 and 25.8 – replace “*land disturbance activities*” with “*earthworks*”.
- (c) Section 25.3 – amended the format and headings, and minor wording changes, to be consistent with the format and wording of the Chapters in the PDP (Decisions Version)
- (d) Section 25.3 – added reference to the NES-PF.

²²⁷ Submission 2382

²²⁸ R Henderson, EiC, paragraph 17

- (e) Rule 25.4.1 – restructured the wording of the rule to distinguish more clearly between compliance with the standards in Tables 25.2 & 25.3 and the activity statuses listed in Table 25.1
- (f) Table 25.2 – correct references to names of zones and areas to be consistent with the PDP (Decisions Version).
- (g) Table 25.3 – delete references to matters of discretion in each standard and replace with general reference in Clause 25.3.2.3.
- (h) Standard 25.5.20 – minor clarifications to the wording to improve ease of interpretation.
- (i) Standard 25.5.22 – minor amendments to write as a standard for permitted activities, rather than an activity status.
- (j) Schedule 25,10 – minor amendments to write schedule as a standard for permitted activities, rather than as conditions for resource consents.

15. OVERALL RECOMMENDATION

218. For the reasons set out above, we are satisfied that:
- the amendments we are recommending to the objectives are the most appropriate way to achieve the purpose of the Act,
 - the amendments we are recommending to the policies and rules are the most efficient and effective in achieving the objectives of the PDP; and
 - our recommended amendments to the rules will be efficient and effective in implementing the policies of the Plan.
219. For all the reasons above, we recommend the Council adopt Chapter 25, and its associated variations to Chapters 2, 27 and 41, with the wording as set out in Appendix 1, and accept, accept in part, or reject the submissions on this chapter as set out in Appendix 2.

For the Hearing Panel



Denis Nugent, Chair
Dated: 11 January 2019

Appendix 1: Chapter 25 and Variations to Chapters 2, 27 and 41 as Recommended

25 Earthworks

25.1 Purpose

Earthworks are often a necessary component of the use and development of rural and urban land, and are often an integral part of the development, operation, maintenance and upgrading of infrastructure. Within urban areas, some modification of the landscape is inevitable in order to provide for development, including creating functional, safe and stable building sites, as well as roads and access ways with appropriate gradients. Within rural areas, some smaller scale earthworks are required to ensure the ongoing viability of rural land uses.

Within both rural and urban locations earthworks have the potential for adverse effects on landscape and visual amenity values and require management to ensure the District's Outstanding Natural Features, Landscapes, amenity values, cultural values, waterbodies and their margins are protected from inappropriate development.

Earthworks associated with construction, subdivision, land use and development can cause erosion of land and sedimentation of stormwater. Unless appropriately managed this could affect stormwater networks, or result in sediment entering wetlands, rivers and lakes. Earthworks can also create temporary nuisance effects from dust, noise and vibration that require management. The focus of Chapter 25 is therefore on ensuring the adverse effects of earthworks are appropriately managed and minimised. It does not seek to discourage or avoid earthworks in the District.

The volume, cut and fill limits in the Earthworks Chapter do not apply to earthworks associated subdivisions. All other rules in the Earthworks Chapter apply to subdivisions to manage potential adverse effects from for instance, earthworks near water bodies or cut and fill adjacent to neighbouring properties. Applications for subdivisions involving earthworks shall also be considered against the matters of discretion and assessment matters in this chapter.

Earthworks in this plan encompass the defined activities of earthworks but exclude cultivation, mineral prospecting, exploration and mining activity.

25.2 Objectives and Policies

25.2.1 Objective – Earthworks are undertaken in a manner that minimises adverse effects on the environment, protects people and communities, and maintains landscape and visual amenity values.

Policies

25.2.1.1 Ensure earthworks minimise erosion, land instability, and sediment generation and off-site discharge during construction activities associated with subdivision and development.

25.2.1.2 Manage the adverse effects of earthworks to avoid inappropriate adverse effects and minimise other adverse effects, in a way that:

- a. Protects the values of Outstanding Natural Features and Landscapes;
- b. Maintains the amenity values of Rural Character Landscapes
- c. Protects the values of Significant Natural Areas and the margins of lakes, rivers and wetlands;
- d. Minimises the exposure of aquifers, in particular the Wakatipu Basin, Hāwea Basin, Wanaka Basin and Cardrona alluvial ribbon aquifers;

Note: These aquifers are identified in the Otago Regional Plan: Water for Otago 2004.

- e. Protects Māori cultural values, including wāhi tapu and wāhi tūpuna and other sites of significance to Māori;
- f. Protects the values of heritage sites, precincts and landscape overlays from inappropriate subdivision, use and development; and
- g. Maintains public access to and along lakes and rivers.

- 25.2.1.3 Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.
- 25.2.1.4 Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.
- 25.2.1.5 Design earthworks to recognise the constraints and opportunities of the site and environment.
- 25.2.1.6 Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.
- 25.2.1.7 Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.
- 25.2.1.8 Undertake processes to avoid adverse effects on cultural heritage, including wāhi tapu, wāhi tūpuna and other taonga, and archaeological sites, or where these cannot be avoided, effects are remedied or mitigated.
- 25.2.1.9 Manage the potential adverse effects arising from exposing or disturbing accidentally discovered material by following the Accidental Discovery Protocol in Schedule 25.10.
- 25.2.1.10 Ensure that earthworks that generate traffic movements maintain the safety of roads and accesses, and do not degrade the amenity and quality of surrounding land.
- 25.2.1.11 Ensure that earthworks minimise natural hazard risk to people, communities and property, in particular earthworks undertaken to facilitate land development or natural hazard mitigation.

25.2.2 Objective – The social, cultural and economic wellbeing of people and communities benefits from earthworks

Policies

- 25.2.2.1 Enable earthworks that are necessary to provide for people and communities wellbeing, having particular regard to the importance of:
- a. Nationally and Regionally Significant Infrastructure;
 - b. tourism infrastructure and activities, including the continued operation, and provision for future sensitive development of recreation and tourism activities within the Ski Area Sub Zones and the vehicle testing facility within the Waiorau Ski Area Sub Zone;
 - c. minimising the risk of natural hazards;
 - d. enhancing the operational efficiency of farming including maintenance and improvement of track access and fencing; and
 - e. the use and enjoyment of land for recreation, including public walkways and trails.

25.3 Other Provisions and Rules

25.3.1 District Wide

Attention is drawn to the following District Wide chapters.

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

- 25.3.1.1 Refer to Chapter 33 Indigenous Vegetation and Biodiversity for earthworks within Significant Natural Areas. The provisions of this chapter apply in addition to the provisions in Chapter 33 Indigenous Vegetation and Biodiversity.
- 25.3.1.2 Earthworks are also managed as part of development activities and modifications to Historic Heritage items and settings identified on the Planning Maps and in Chapter 26 Historic Heritage. The provisions of this chapter apply in addition to the provisions in Chapter 26 Historic Heritage.

25.3.1.3 The rules relating to construction noise and vibration are managed in Chapter 36: Noise. Consideration of construction noise and vibration associated with earthworks are included as matters of discretion in Part 25.7 and assessment matters in Part 25.8 as a component of the management of the potential adverse effects of earthworks.

25.3.2 Interpreting and Applying the Rules

25.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant district wide rules, otherwise a resource consent will be required.

25.3.2.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the Non-Compliance Status column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

25.3.2.3 For restricted discretionary activities, the Council shall restrict the exercise of its discretion to the matters listed in 25.7 Matters of Discretion.

25.3.2.4 The rules for any zone include any subzone or overlay applicable to that zone, except where otherwise specified.

25.3.2.5 Earthworks associated with subdivisions under Chapter 27 are exempt from the following Rules:

- a. Table 25.2 Maximum Volume;
- b. Rule 25.5.15 Cut Standard; and
- c. Rule 25.5.16 Fill Standard.

All other rules in the Earthworks Chapter apply to earthworks associated with a subdivision. Applications for earthworks that are associated with subdivision shall be considered against the matters of discretion for earthworks in Part 25.7 and assessment matters in Part 25.8.

Applications for subdivision involving any earthworks shall be considered against the matters of discretion for earthworks in Part 25.7 and assessment matters in Part 25.8.

25.3.2.6 Earthworks within the Ski Area Sub Zones and vehicle testing facilities within the Waairau Ski Area Sub Zone are exempt from the earthworks rules, with the exception of the following rules that apply:

- a. Rules 25.5.12 and 25.5.13 that control erosion and sediment and dust;
- b. Rule 25.5.19 setbacks from waterbodies; and
- c. Rule 25.5.20 exposing groundwater.

- 25.3.2.7 Earthworks within the Rural Zone, Gibbston Character Zone and Rural Lifestyle Zone to facilitate the construction of a building and landscaping authorised by resource consent within an approved building platform are exempt from the following rules:
- a. Table 25.2 Maximum Volume;
 - b. Rule 25.5.15 Cut Standard; and
 - c. Rule 25.5.16 Fill Standard.
- 25.3.2.8 The provisions in this chapter do not apply to the following activities in Chapter 30 Energy and Utilities:
- a. Earthworks, buildings, structures and National Grid sensitive activities undertaken within the National Grid Yard;
 - b. Earthworks for the placement of underground electricity cables or lines.
 - c. Earthworks for the construction, alteration, or addition to underground lines.
- 25.3.2.9 Earthworks shall be calculated as follows:
- a. The maximum volume and area of earthworks shall be calculated per site, within any consecutive 12 month period
 - b. Volume shall mean the sum of all earth that is moved within a site and includes the total of any combined cut and fill. Refer to Interpretive Diagrams 25.1 to 25.3 located within Schedule 25.9
- 25.3.2.10 Earthworks for the following shall be exempt from the rules in Tables 25.1 to 25.3:
- a. Erosion and sediment control except where subject to Rule 25.5.19 setback from waterbodies.
 - b. The digging of holes for offal pits
 - c. Fence posts.
 - d. Drilling bores.
 - e. Mining Activity, Mineral Exploration or Mineral Prospecting.
 - f. Planting riparian vegetation.
 - g. Internments within legally established burial grounds.
 - h. Maintenance of existing vehicle and recreational accesses and tracks, excluding their expansion.
 - i. Deposition of spoil from drain clearance work within the site the drain crosses.

- j. Test pits or boreholes necessary as part of a geotechnical assessment or contaminated land assessment where the ground is reinstated to existing levels within 48 hours.
- k. Firebreaks not exceeding 10 metres width.
- l. Cultivation and cropping.
- m. Fencing in the Rural Zone, Wakatipu Basin Rural Amenity Zone (excluding the Precinct), Rural Lifestyle Zone and Gibbston Character Zone where any cut or fill does not exceed 1 metre in height or any earthworks does not exceed 1 metre in width.
- n. Earthworks where the following National Environmental Standards have regulations that prevail over the District Plan:
 - (i) Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009.
 - (ii) Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
 - (iii) Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016.
 - (iv) Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2016.

25.3.2.11 The following abbreviations are used within this Chapter.

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

25.3.3 Advice Notes - Regional Council Provisions

25.3.3.1 Some earthworks activities including those that:

- a. involve the diversion of water; including any earthworks structures used for flood hazard mitigation; or
- b. discharge of stormwater with sediment; or
- c. modification to water bodies including wetlands; or
- d. result in the exposure of groundwater aquifers:
are subject to the Otago Regional Council Regional Plan: Water for Otago 2004.

25.3.3.2 Cleanfill and Landfill activities are also subject to the Otago Regional Council Regional Plan: Waste for Otago 1997.

25.3.4 Advice Notes - General

25.3.4.1 Those who wish to undertake earthworks in the vicinity of Queenstown Airport or Wanaka Airport are referred to Figures 1 to 4 of the Planning Maps which identify the Airport Approach and Protection Measures, and Airport Protection Inner Horizontal and

Conical Surfaces for Queenstown Airport and Wanaka Airport. Land use restrictions within these areas are further described in Chapter 37: Designations, Parts D.3 and E.2. Persons who wish to undertake earthworks are advised to consult with the relevant requiring authority and the Civil Aviation Authority.

25.3.4.2 Part I of the Heritage New Zealand Pouhere Taonga Act 2014 states that no work may be undertaken on an archaeological site (whether recorded or unrecorded) until an archaeological authority to destroy, damage or modify a site has been granted by Heritage New Zealand Pouhere Taonga in accordance with that Act. Note: A recorded site is an archaeological site recorded via the New Zealand Archaeological Association's Site Recording Scheme and information is available at www.archsite.org.nz.

25.3.4.3 Attention is drawn to the following iwi management plans that should be taken into account of and given regard to when assessing resource consent applications:

- a. Te Tangi a Taurira: The Cry of the People, the Ngāi Tahu ki Murihiku Iwi Management Plan for Natural Resources 2008.
- b. Kāi Tahu ki Otago Natural Resource Management Plans 1995 and 2005.

25.3.4.4 Resource consent may be required for earthworks under the following National Environmental Standards:

- a. Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. In particular for earthworks associated with the removal or replacement of fuel storage tanks, earthworks associated with sampling or disturbance of land identified in the Listed Land Use Register held by the Otago Regional Council. In these instances, the NES applies instead of the District Plan provisions.
- b. The Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016. In particular for earthworks associated with antennas and cabinets. Refer to Chapter 30 Energy and Utilities for clarification as to whether the NES applies instead of the District Plan provisions.
- c. The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009. Refer to Chapter 30 Energy and Utilities for clarification as to whether the NES applies instead of the District Plan provisions.
- d. The Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.

25.4 Rules – Activities

	Table 25.1 - Earthworks Activities	Activity Status
25.4.1	Earthworks that comply with all of the standards in Tables 25.2 and 25.3, except where listed in Table 25.1 as a restricted discretionary or discretionary activity.	P

	Table 25.1 - Earthworks Activities	Activity Status
25.4.2	Earthworks that do not comply with the standards for the maximum total volume of earthworks in Table 25.2.	RD
25.4.3	Earthworks for the construction or operation of a Cleanfill Facility.	RD
25.4.4	Earthworks for the construction or operation of a Landfill.	D
25.4.5	Earthworks 25.4.5.1 that modify, damage or destroy a wāhi tapu, wāhi tūpuna or other site of significance to Māori whether identified on the Planning Maps or not; or 25.4.5.2 that modify, damage or destroy a listed heritage feature, in Chapter 26.8 Historic Heritage; or 25.4.5.3 within the setting or extent of place of a listed heritage feature in Chapter 26.8 – Historic Heritage.	D
25.4.6	Earthworks within a Statutory Acknowledgment Area, Tōpuni or Nohoanga identified on Planning Map 40.	D

25.5 Rules – Standards

	Table 25.2 - Maximum Volume	Maximum Total Volume
25.5.1	Arrowtown Residential Historic Management Zone Arrowtown Town Centre Zone Open Space and Recreation Zones	100m ³
25.5.2	Heritage Landscape Overlay Area Heritage Precinct Outstanding Natural Feature	10m ³
25.5.3	Low Density Residential Zone Medium Density Residential Zone High Density Residential Zone Waterfall Park Zone	300m ³

	Table 25.2 - Maximum Volume	Maximum Total Volume
25.5.4	Large Lot Residential Zone Rural Residential Zone Rural Lifestyle Zone Wakatipu Basin Rural Amenity Zone and Precinct	400m ³
25.5.5	Queenstown Town Centre Zone Wanaka Town Centre Zone Local Shopping Centre Zone Business Mixed Use Zone Airport Zone (Queenstown) Millbrook Resort Zone	500m ³
25.5.6	Rural Zone Gibbston Character Zone Airport Zone (Wanaka)	1000m ³
25.5.7	25.5.7.1 Roads 25.5.7.2 Roads located within an Outstanding Natural Feature identified on the Planning Maps	a. No limit b. 10m ³
	Jacks Point Zone	
25.5.8	Residential Activity Areas Open Space Horticulture Open Space Residential Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area	500m ³
25.5.9	Open Space Landscape Open Space Amenity	1000m ³

	Table 25.2 - Maximum Volume	Maximum Total Volume
	Homesite	
25.5.10	Open Space Golf Education Lodge Village Village Homestead Bay	No maximum

	Table 25.3 - Standards	Non-Compliance
	Nuisance effects, erosion, sediment generation and run-off	
25.5.11	Earthworks over a contiguous area of land shall not exceed the following area: 25.5.11.1 2,500m ² where the slope is 10° or greater. 25.5.11.2 10,000m ² where the slope is less than 10°.	RD
25.5.12	Erosion and sediment control measures must be implemented and maintained during earthworks to minimise the amount of sediment exiting the site, entering water bodies, and stormwater networks. Note: Compliance with this standard is generally deemed to be compliance with Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland region. Auckland Council Guideline Document GD2016/005.	RD
25.5.13	Dust from earthworks shall be managed through appropriate dust control measures so that dust it does not cause nuisance effects beyond the boundary of the site Note: Compliance with this standard is generally deemed to be compliance with section 9 of Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland region. Auckland Council Guideline Document GD2016/005.	RD

	Table 25.3 - Standards	Non-Compliance
25.5.14	<p>Earthworks that discovers any of the following:</p> <p>25.5.14.1 kōiwi tangata (human skeletal remains), wāhi taoka (resources of importance), wāhi tapu (places or features of special significance) or other Māori artefact material, or</p> <p>25.5.14.2 any feature or archaeological material that predates 1900, or</p> <p>25.5.14.3 evidence of contaminated land (such as discolouration, vapours, landfill material, significant odours),</p> <p>that is not provided for by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, any resource consent or other statutory authority, shall comply with the standards and procedures in Schedule 25.10 'Accidental Discovery Protocol'.</p>	RD
	Height of cut and fill and slope	
25.5.15	<p>The maximum depth of any cut shall not exceed 2.4 metres.</p> <p>25.5.15.1 This rule shall not apply to roads.</p>	RD
25.5.16	<p>The maximum height of any fill shall not exceed 2 metres.</p> <p>25.5.16.1 This rule shall not apply to roads and to the backfilling of excavations.</p>	RD

	Table 25.3 - Standards	Non-Compliance
25.5.17	<p>Earthworks for farm tracks and access ways in the following Zones and Activity Areas shall comply with standards 25.5.18.1 to 25.5.18.3:</p> <ul style="list-style-type: none"> • Rural Zone • Wakatipu Basin Rural Amenity Zone • Gibbston Character Zone • Jacks Point Zone Activity Areas: <ul style="list-style-type: none"> - Open Space Landscape - Open Space Golf - Open Space Amenity - Homesite - Education - Lodge <p>25.5.17.1 No farm track or access way shall have an upslope cut or batter greater than 1 metre in height.</p> <p>25.5.17.2 All cuts and batters shall not be greater than 65 degrees.</p> <p>25.5.17.3 The maximum height of any fill shall not exceed 2 metres.</p> <p>This standard shall not apply to roads.</p>	RD
	Setbacks from boundaries	

	Table 25.3 - Standards	Non-Compliance
25.5.18	<p>Earthworks greater than 0.3 metres in height or depth shall be set back from the site boundary the following minimum distances:</p> <p>25.5.18.1 Earthworks not supported by retaining walls:</p> <ol style="list-style-type: none"> a distance at least equal to the maximum height of the fill, as measured from the toe of the fill, with a maximum batter slope angle of 1:3 (vertical: horizontal); or 300mm plus a batter slope angle of a maximum of 1:3 (vertical: horizontal), as measured from the crest of the cut. <p>Refer to Interpretive Diagrams 25.4 and 25.5 located within Schedule 25.9.</p> <p>25.5.18.2 Earthworks supported by retaining walls:</p> <ol style="list-style-type: none"> Cut or fill supported by a retaining wall must be setback a distance at least equal to the height of the retaining wall; Cut and fill equal to or less than 0.5m in height is exempt from this rule. Refer to Interpretive Diagrams 25.6 and 25.7 located within Schedule 25.9. 	RD
	Water bodies	
25.5.19	<p>Earthworks within 10m of the bed of any water body, or any drain or water race that flows to a lake or river, shall not exceed 5m³ in total volume, within any consecutive 12-month period.</p> <p>This rule shall not apply to:</p> <ol style="list-style-type: none"> any artificial water body (watercourse, lake, pond or wetland) that does not flow to a lake or river, including Lake Tewa within the Jacks Point Zone; or Maintenance and repairing of existing hazard protection structures in and around a water body. 	RD
25.5.20	Earthworks shall not be undertaken below the water table of any groundwater aquifer, or cause artificial drainage of any groundwater aquifer.	RD

	Table 25.3 - Standards	Non-Compliance
	Cleanfill	
25.5.21	No more than 300m³ of Cleanfill shall be transported by road to or from an area subject to Earthworks.	RD

25.6 Non-Notification of Applications

All applications for resource consent for the following matters shall not require the written consent of other persons and shall not be notified or limited-notified:

25.6.1 Rule 25.5.11 for restricted discretionary activities that exceed the area (m²) standard.

25.7 Matters of Discretion

25.7.1 For all restricted discretionary activities discretion shall be restricted to the following matters. These matters may also be applicable to any discretionary or non-complying activity.

25.7.1.1 Soil erosion, generation and run-off of sediment.

25.7.1.2 Landscape and visual amenity.

25.7.1.3 Effects on infrastructure, adjacent sites and public roads.

25.7.1.4 Land stability.

25.7.1.5 Effects on water bodies, ecosystem services and biodiversity.

25.7.1.6 Cultural, heritage and archaeological sites.

25.7.1.7 Nuisance effects.

25.7.1.8 Natural Hazards.

25.7.1.9 Functional aspects and positive effects.

25.8 Assessment Matters

25.8.1 In considering whether or not to grant consent or impose conditions on a resource consent, regard shall be had, but not be limited by the following assessment matters which are listed in the order of the matters of discretion.

25.8.2 Soil erosion and generation of sediments

25.8.2.1 The extent to which the proposal achieves effective erosion and sediment management.

- 25.8.2.2 Whether earthworks will be completed within a short period, reducing the risk of actual and potential adverse effects.
- 25.8.2.3 Whether the extent or impacts of adverse effects from the earthworks can be mitigated by managing the season or staging of when such works occur.
- 25.8.2.4 Whether the proposal is supported with erosion and sediment management design that corresponds to the scale, area, duration of the works and the sensitivity of receiving environment. In particular where resource consent is required for non-compliance with Rule 25.5.11, this design is prepared by a suitably qualified person.

25.8.3 Landscape and visual amenity

- 25.8.3.1 Whether the design of the earthworks is sympathetic to natural topography.
- 25.8.3.2 Whether any rehabilitation is proposed and to what extent rehabilitation, revegetation or future buildings would mitigate adverse effects, including any re-vegetation or landscaping.
- 25.8.3.3 The duration of earthworks and any timeframes proposed for remedial works and revegetation.
- 25.8.3.4 Within Outstanding Natural Features and Landscapes and, the Rural Landscape landscapes, whether and to what extent earthworks avoid, remedy or mitigate adverse effects or improve landscape quality and character, taking into account:
 - a. physical attributes including geological, topographical features, waterbodies and formative processes of the landscape;
 - b. visual attributes including legibility, existing land management patterns, vegetation patterns, ridgelines or visually prominent areas; and
 - c. cultural attributes including Tangata whenua values, historic and heritage associations.
- 25.8.3.5 The sensitivity of the landscape to absorb change, and whether the earthworks will change the character or quality of the landscape.
- 25.8.3.6 The potential for cumulative effects on the natural form of the landscape.
- 25.8.3.7 Whether the design or location of any new tracks or roads can be modified in order to decrease the effects on the stability, visual quality and amenity values of the landscape.
- 25.8.3.8 The extent earthworks will affect visual amenity values including public or private views and whether the earthworks will be remediated, and the final form of the area affected is consistent with natural topography and land use patterns.

25.8.4 Effects on infrastructure, adjacent sites and public roads

- 25.8.4.1 Whether the earthworks will affect stormwater and overland flows, and the extent to which this creates adverse effects off-site and increases stormwater flows onto other properties, including whether this will exceed existing stormwater design or stormwater management of those properties.
- 25.8.4.2 Whether the earthworks or final ground levels will adversely affect existing infrastructure, utility services and assets.
- 25.8.4.3 Where there will need to be off-site disposal of excess material or cleanfill, traffic generation effects limited to access, road network performance and safety, damage to the carriageway and amenity effects.
- 25.8.4.4 Whether the use of legal instruments are necessary, such as a bond to ensure works are completed, the earthworks area is rehabilitated, or for damage to roads.
- 25.8.4.5 Any other measures employed to reduce the impact on other sensitive receivers such as aircraft operating in the Airport Protection Inner and Conical Surfaces for Queenstown and Wanaka Airports.

25.8.5 Land stability

- 25.8.5.1 The extent to which any proposal demonstrates that fill associated with buildings, retaining, accesses and parking areas comply with the QLDC Land Development and Subdivision Code of Practice, where these matters have not already been addressed through a subdivision consent or building consent pursuant to Building Act 2004.
- 25.8.5.2 Where earthworks are proposed on a site gradient greater than 18.5 degrees (1 in 3), whether advice from a suitably qualified person has been provided to address the stability of the earthworks.
- 25.8.5.3 Whether cut, fill and retaining are designed and undertaken in accordance with the QLDC Land Development and Subdivision Code of Practice.
- 25.8.5.4 Whether the earthworks and any associated retaining structures are designed and located to avoid adverse effects on the stability and safety of surrounding land, buildings, and structures.

25.8.6 Effects on water bodies, ecosystem services and biodiversity

- 25.8.6.1 The effectiveness of sediment control techniques to ensure sediment run-off does not leave the development site or enter water bodies.
- 25.8.6.2 Whether and to what extent any groundwater is likely to be affected, and mitigation measures are proposed to address likely effects.
- 25.8.6.3 The effects of earthworks on the natural character, ecosystem services and biodiversity values of wetlands, lakes and rivers and their margins.

25.8.6.4 The effects on significant natural areas.

25.8.7 Cultural, heritage and archaeological values

25.8.7.1 The extent to which the activity modifies or damages wāhi tapu or wāhi taonga, whether tangata whenua have been notified and the outcomes of any consultation.

25.8.7.2 The extent to which the activity affects Ngāi Tahu's cultural, spiritual, historic and traditional association with a Statutory Acknowledgment Area having regard to the relevant provisions of the iwi management plans identified in Advice Note 25.3.4.3.

25.8.7.3 The extent to which a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin or other archaeological items has been provided and the effectiveness of the protocol in managing the impact on Mana Whenua cultural heritage if a discovery is made. Using the Accidental Discovery Protocol in Schedule 25.10 as a guide.

25.8.7.4 Whether the proposal protects the relationship of Mana Whenua with their cultural heritage.

25.8.7.5 Whether the area subject to earthworks contains a recorded archaeological site, and if so the extent to which the proposal would affect any such site and whether any necessary archaeological authority has been obtained from Heritage New Zealand Pouhere Taonga.

25.8.7.6 The extent to which earthworks and vibration adversely affect heritage items.

25.8.8 Nuisance effects

25.8.8.1 The extent to which earthworks will generate adverse noise, vibration, odour, dust, lighting and traffic effects on the surrounding environment and the effectiveness of proposed mitigation measures, including whether a management plan has been submitted as part of the application.

25.8.8.2 Duration and hours of operation, including whether the activity will generate noise and vibration effects, which detract from the amenity values of the surrounding area to an extent greater than anticipated to accommodate development otherwise provided for by the District Plan.

25.8.9 Natural Hazards

25.8.9.1 Whether the earthworks are necessary to avoid, remedy or mitigate the risk of any natural hazard.

25.8.9.2 Where the proposal is affected by, or potentially affected by, natural hazards as identified in the Council's natural hazards database, particular regard shall

be had to the Natural Hazards Chapter 28, in particular Policies 28.3.2.1, 28.3.2.2, 28.3.2.3.

- 25.8.9.3 Whether the earthworks and final ground levels will adversely affect an aquifer or an overland flow path or increase the potential risk of flooding within the site or surrounding sites.
- 25.8.9.4 The extent earthworks affect the risk of natural hazards and whether the risk is reduced or not increased.

25.8.10 Functional aspects and positive effects

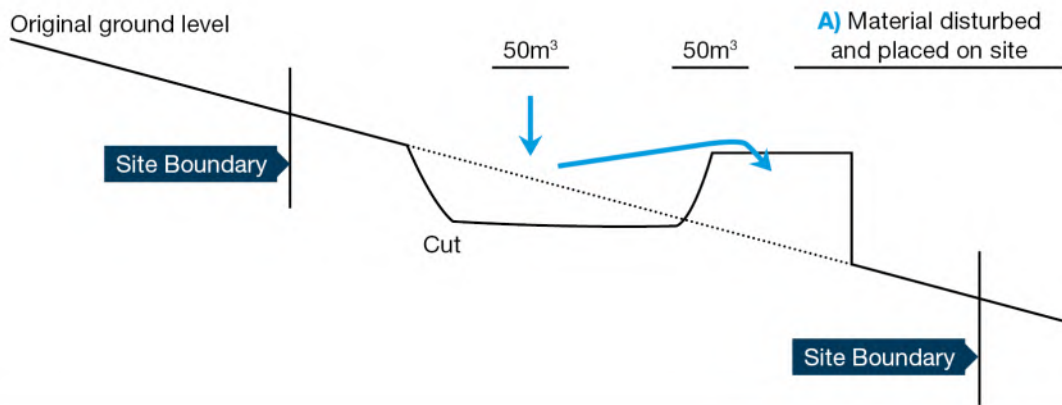
- 25.8.10.1 Whether the earthworks are necessary for the functional or operational requirements of infrastructure, including network utility installation, repair or maintenance.
- 25.8.10.2 The extent to which the earthworks are necessary to accommodate development otherwise provided for by the District Plan.
- 25.8.10.3 Whether the earthworks are associated with farming activities and will enhance operational efficiency including maintenance and improvement of track access, safety and fencing.
- 25.8.10.4 Whether the earthworks are for the purposes of a fire break and the extent of the fire break is necessary.
- 25.8.10.5 Whether the earthworks are for the purposes of public recreation trails that enhance recreational opportunities and access.
- 25.8.10.6 Whether the earthworks are necessary for the remediation of contaminated land and facilitate the efficient use of the land resource.

25.9 Schedule 25.9 Interpretive Diagrams

25.1 Interpretative Diagram: Volume scenario A Elevation View

The total volume of earthworks means 'the total volume of all material that is moved within a site'

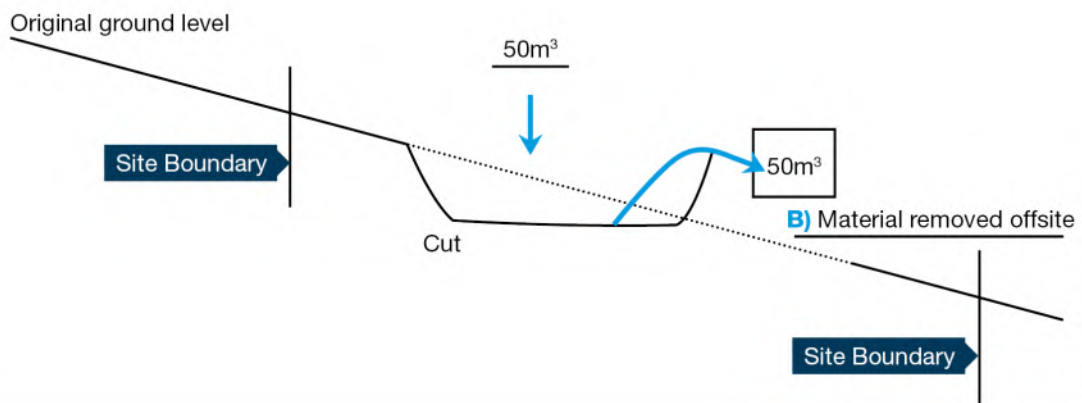
$$\text{A) Total Volume} = 50\text{m}^3 (\text{Cut}) + 50\text{m}^3 (\text{Fill}) \\ = 100\text{m}^3$$



25.2 Interpretative Diagram: Volume scenario B Elevation View

The total volume of earthworks means 'the total volume of all material that is moved within a site'

$$\text{B) Total Volume} = 50\text{m}^3 (\text{Cut}) \text{ removed off-site} \\ = 50\text{m}^3$$

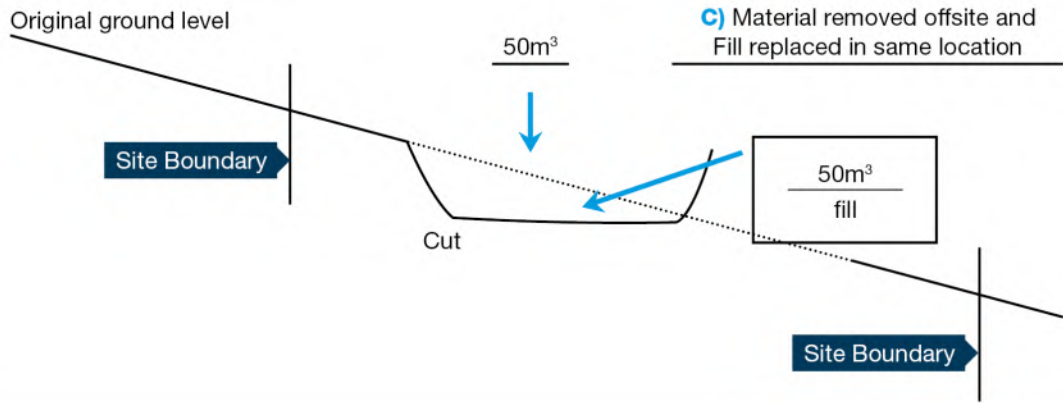


25.3

Interpretative Diagram: Volume scenario C
Elevation View

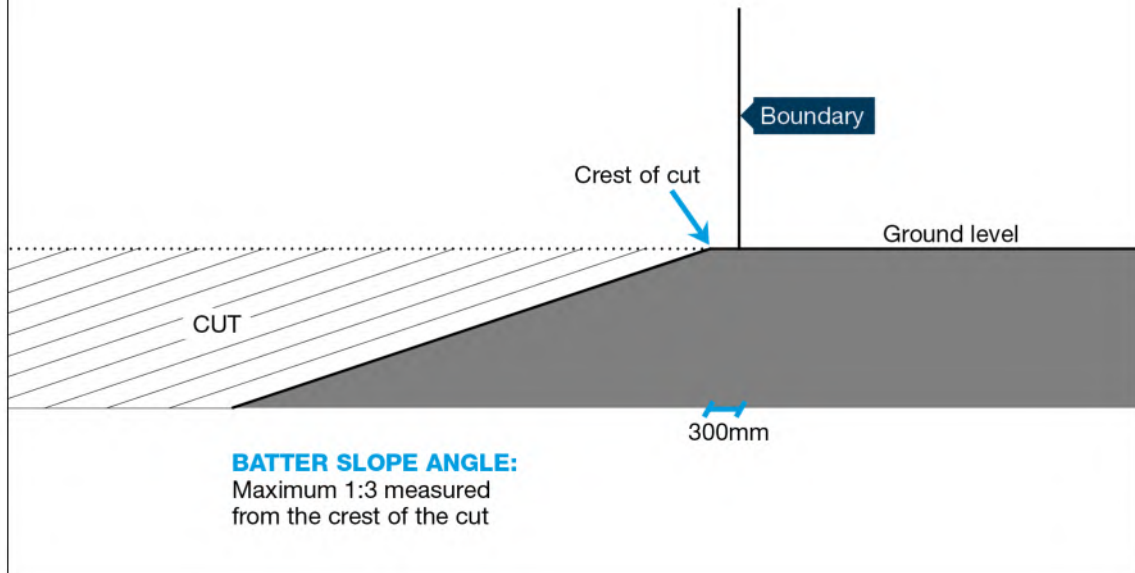
The total volume of earthworks means 'the total volume of all material that is moved within a site'

- C) Total Volume = 50m³ (Cut)** removed from site
- = 50m³ material placed in same location (i.e. compacted fill)
- = 100m³



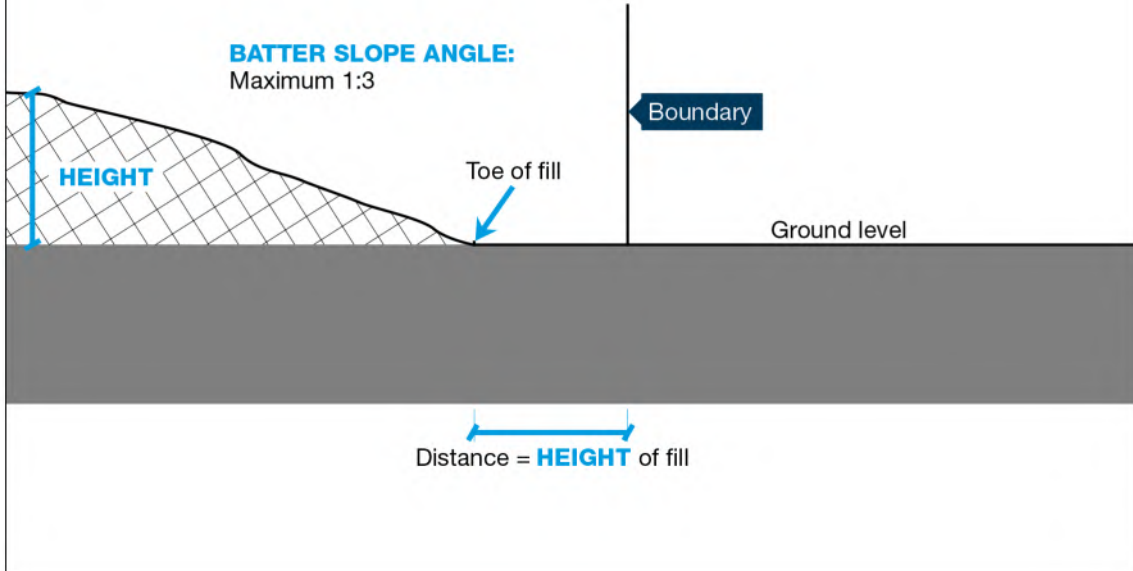
25.4

Interpretative Diagram: Unsupported Cut
Elevation View



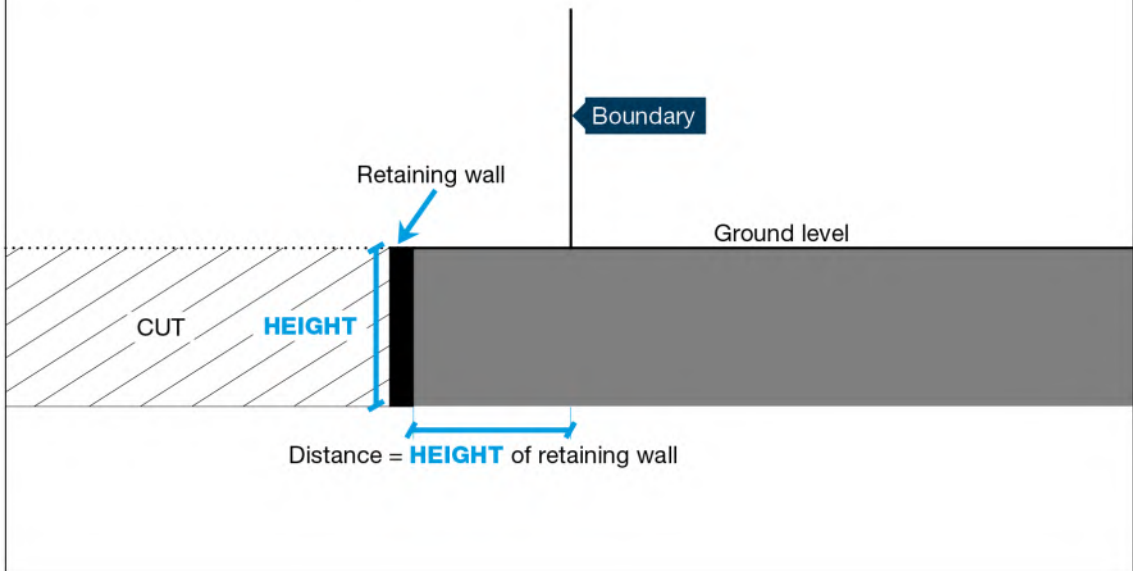
25.5

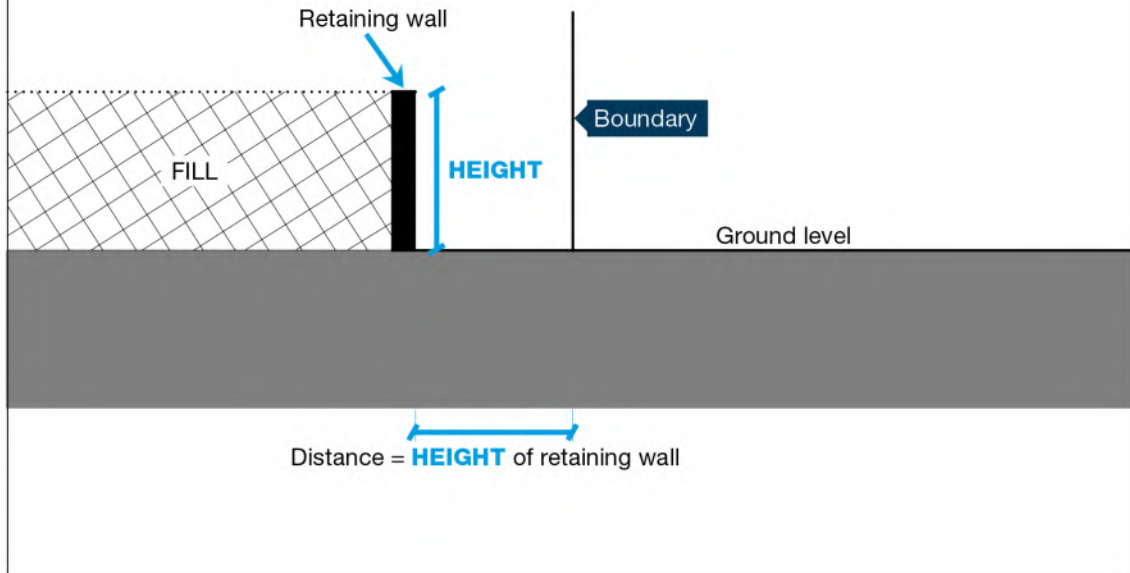
Interpretative Diagram: Unsupported Fill Elevation View



25.6

Interpretative Diagram: Cut Supported by Retaining Elevation View



25.7**Interpretative Diagram: Fill Supported by Retaining
Elevation View****25.10 Schedule 25.10 Accidental Discovery Protocol**

Earthworks shall be undertaken as follows:

Upon discovery of any material listed in Rule 25.5.14, the following steps shall be taken:

25.10.1 Cease works and secure the area

25.10.1.1 All works shall immediately cease within 20m of any part of the discovery, including shutting down all earth disturbing machinery and stopping all earth moving activities, and in the case of evidence of contaminated land applying controls to minimise discharge of contaminants into the environment.

25.10.1.2 The area of the discovery shall be secured, including a sufficient buffer area to ensure that all discovered material remains undisturbed.

25.10.2 Inform relevant authorities and agencies

25.10.2.1 The following parties shall be immediately informed of the discovery:

- a. the New Zealand Police if the discovery is of human remains or kōiwi;
- b. the Council in all cases;
- c. Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site, Māori cultural artefact, human remains or kōiwi;

- d. Mana Whenua if the discovery is an archaeological site, Māori cultural artefact, or kōiwi.

25.10.3 Wait for and enable inspection of the site

- 25.10.3.1 All works shall cease and provision shall be made to enable the site to be inspected by the relevant authority or agency:
- a. if the discovery is human remains or kōiwi, the New Zealand Police are required to investigate the human remains to determine whether they are those of a missing person or are a crime scene. The remainder of this process shall not apply until the New Zealand Police confirm that they have no further interest in the discovery; or
 - b. if the discovery is of other than evidence of contaminants, a site inspection for the purpose of initial assessment and response shall be arranged by the Council in consultation with Heritage New Zealand Pouhere Taonga and appropriate Mana Whenua representatives; or
 - c. if the discovery is evidence of contaminants, a suitably qualified person shall complete an initial assessment and provide information to the Council on the assessment and response.

Following site inspection and consultation with all relevant parties, the directions of the Council, as to the area within which work must cease and any changes to controls on discharges of contaminants, shall be complied with, until the requirements of f. are met.

25.10.4 Recommencement of work

- 25.10.4.1 Work within the area determined by the Council at e. shall only recommence when all of the following requirements, so far as relevant to the discovery, have been met:
- a. Heritage New Zealand has confirmed that an archaeological authority has been approved for the work or that none is required;
 - b. any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage;
 - c. the requirements of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 have been met;
 - d. any material of scientific or educational importance must be recorded and if appropriate recovered and preserved;
 - e. where the site is of Māori origin and an authority from Heritage New Zealand Pouhere Taonga is not required the Council will confirm, in consultation with Mana Whenua, that:
 - (i) any kōiwi have either been retained where discovered or removed in accordance with the appropriate tikanga; and

- (ii) any agreed revisions to the planned works to be/have been made in order to address adverse effects on Māori cultural values.
- f. any necessary resource consent has been granted to any alteration or amendment to the earthworks or land disturbance that may be necessary to avoid the sensitive materials and that is not otherwise permitted under the Plan or allowed by any existing resource consent.
- g. there are no requirements in the case of archaeological sites that are not of Māori origin and are not covered by Heritage New Zealand Pouhere Taonga Act 2014.

Variation to Stage 1 PDP Chapter 2 Definitions:

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

<p>Earthworks</p>	<p>Means the disturbance of land surfaces by the removal or <u>deposition on or change to the profile of land.</u></p> <p><u>Earthworks includes excavation, filling, cuts, root raking and blading, firebreaks, batters and the formation of roads, access, driveways, tracks and the deposition and removal of cleanfill.</u> depositing of material, excavation, filling or the formation of roads, banks, and tracks. Excludes the cultivation of land and the digging of holes for offal pits and the erection of posts or poles or the planting of trees.</p>
<p>Landfill</p>	<p>Means a site used for the deposit of solid wastes onto or into land.</p> <p><u>Means the use of land for the primary purpose of providing a disposal facility for the controlled deposit of solid wastes, household wastes and green waste onto or into land. Excludes offal pits, silage pits and silage stacks that are part of a farming activity.</u></p>
<p>Mining Activity</p>	<p>Means the use of land and buildings for the primary purpose of the extraction, winning, quarrying, excavation, taking and associated processing of minerals and includes prospecting and exploration.</p> <p><u>Means operations in connection with mining for any mineral; and includes, when carried out at or near the site where the mining is undertaken:</u></p> <ul style="list-style-type: none"> • <u>the extraction, transport, treatment, processing, and separation of any mineral or chemical substance from the mineral; and</u> • <u>the construction, maintenance, and operation of any works, structures, and other land improvements, and of any related machinery and equipment connected with the operations; and</u> • <u>the removal of overburden by mechanical or other means, and the stacking, deposit, storage, and treatment of any substance considered to contain any mineral; and</u> • <u>the deposit or discharge of any mineral, material, debris, tailings, refuse, or wastewater produced from or consequent on the operations.</u>

	<u>Mineral extraction, extraction or extractive activities shall have the same meaning.</u>
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New Definitions Stage 2 PDP:

<u>Cleanfill</u>	<p><u>Means material that, when buried, will have no adverse effects on people or the environment. Cleanfill material includes virgin natural materials such as clay, soil and rock, and other inert materials, such as concrete or brick, that are free of:</u></p> <ul style="list-style-type: none"> (a) <u>combustible, putrescible, degradable or leachable components;</u> (b) <u>hazardous substances;</u> (c) <u>products or materials derived from hazardous waste treatment, hazardous waste stabilisation, or hazardous waste disposal practices;</u> (d) <u>materials that may present a risk to human or animal health, such as medical and veterinary waste, asbestos or radioactive substances; or</u> (e) <u>liquid waste.</u>
<u>Cleanfill Facility</u>	<u>Means land used solely for the disposal of cleanfill. A cleanfill facility may include stockpiling, rehabilitation and landscaping.</u>
<u>Mineral Exploration</u>	<u>Means an activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of 1 or more minerals; and includes drilling, dredging, or excavations (whether surface or subsurface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence.</u>
<u>Mineral Prospecting</u>	<p><u>Means any activity undertaken for the purpose of identifying land likely to contain mineral deposits or occurrences; and includes the following activities:</u></p> <ul style="list-style-type: none"> • <u>geological, geochemical, and geophysical surveys;</u> • <u>the taking of samples by hand or hand held methods;</u> • <u>aerial surveys.</u>
<u>Regionally Significant Infrastructure</u>	<p><u>Means:</u></p> <ul style="list-style-type: none"> • <u>renewable electricity generation facilities, where they supply the National Grid and local distribution network and are operated by an electricity operator;</u> • <u>electricity transmission infrastructure forming the National Grid;</u> • <u>electricity Distribution Lines identified on the Planning Maps;</u> • <u>telecommunication and radio communication facilities*;</u> • <u>municipal infrastructure**;</u> • <u>roads classified as being of national or regional importance; and</u> • <u>Queenstown and Wanaka airports.</u> <p><u>* As defined by the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016.</u></p>

Shading indicates provisions withdrawn under Clause 8D of the Resource Management Act 1991 as publicly notified on 4 April 2019

** As defined by the Otago Regional Policy Statement 2015.

Variation to Stage 1 Subdivision and Development Chapter 27:

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

27.3.2 Earthworks associated with subdivision

27.3.2.1 Refer to Chapter 25 Earthworks, Rule 25.3.2.5. Earthworks associated with subdivisions are subject to the earthworks standards in Chapter 25 (except the maximum total volume, cut and fill standards). Applications for subdivision involving earthworks shall be assessed against the matters of discretion and assessment matters in Chapter 25. ~~Earthworks undertaken for the development of land associated with any subdivision shall not require a separate resource consent under the rules of the District Wide Earthworks Chapter, but shall be considered against the matters of control or discretion of the District Wide Earthworks Chapter as part of any subdivision activity.~~

Variation to Stage 1 Jacks Point Zone Chapter 41:

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

Page 41-3:

~~41.3.2.2 Earthworks undertaken for the development of land associated with any subdivision shall be governed by Chapter 27: Subdivision and Development.~~

Pages 41-13 to 41-15:

Rule 41.5.4 Delete in entirety.

Earthworks (excluding earthworks associated with a subdivision)		RD
<p>41.5.4.1 Volume of Earthworks</p> <p>The maximum total volume of earthworks (m^3) shall not exceed that specified in the table below.</p> <p>a. The maximum total volume of earthworks shall be calculated per site, within one consecutive 12 month period.</p> <p>b. Volume shall mean the sum of all earth that is moved within a site and includes any combination of cut and fill, removing fill off site and replacing fill on site — refer Interpretive Diagrams 5 (a), (b) and (c) of the Earthworks Chapter of the Operative District Plan.</p>		
Activity Area	Maximum Total Volume	
Residential Activity Areas Village Village Homestead Bay Open Space Horticulture Open Space Residential	500 m^3	

Open Space Foreshore Farm Buildings and Craft Activity Area Boating Facilities Area			
Open Space Landscape Open Space Amenity Farm Preserve 1 and 2 Homesite	1,000 m ²		
Open Space Golf Education Education Innovation Campus Lodge	No maximum		

41.5.4.2 — Height of cut and fill and slope

OSL, OSG, OSA, FP 1 and 2, HS, E, EIC and L Activity Areas:

- No road, track or access way shall have an upslope cut or batter greater than 1 metre in height, measured vertically.
- All cuts and batters shall be laid back such that their angle from the horizontal is no more than 65 degrees.
- The maximum height of any fill shall not exceed 2 metres.

c. All other Activity Areas:

- The maximum height of any cut shall not exceed 2.4 metres.
- The maximum height of any fill shall not exceed 2 metres.
- The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 of the Earthworks Chapter of the Operative District Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5 metre in height.

41.5.4.3 Fill

All fill for residential building platforms and associated retaining walls is to be in accordance with the requirements of NZS 4404:2010 and/or NZS 4431:1989 as appropriate.

14.5.4.4 Environmental Protection Measures

Any person carrying out earthworks shall implement sediment and erosion control measures to avoid sediment effects beyond the boundary of the site.

- d. Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site.

~~e. Areas of exposed soil are to be vegetated / re-vegetated within 12 months from the completion of works.~~

~~41.5.4.5 Water bodies~~

~~Earthworks within 7m of the bed of any water body shall not exceed 20m³ in total volume, within one consecutive 12-month period.~~

~~f. Any material associated with earthworks activity shall not be positioned within 7m of the bed of any water body or where it may dam, divert or contaminate water.~~

~~g. Earthworks shall not:~~

- ~~• cause artificial drainage of any groundwater aquifer;~~
- ~~• cause temporary ponding of any surface water.~~

~~41.5.4.6 Cultural heritage and archaeological sites~~

~~Earthworks shall not modify, damage or destroy any waahi tapu, waahi taonga or identified feature in Chapter 26, or any archaeological site.~~

~~Discretion is restricted to all of the following:~~

- ~~• The nature and scale of the earthworks~~
- ~~• Environmental protection measures~~
- ~~• Remedial works and revegetation~~
- ~~• The effects on landscape and visual amenity values~~
- ~~• The effects on land stability and flooding~~
- ~~• The effects on water bodies~~
- ~~• The effects on cultural and archaeological sites~~
- Noise

Appendix 2: Recommendations on Submissions and Further Submissions

Appendix 2: Recommendations on Submissions

Part A: Submissions

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
519.3	New Zealand Tungsten Mining Limited	Accept	12
567.12	Wild Grass Partnership, Wild Grass Investments No 1 Limited & Horizons Investment Trust	Accept in Part	1.4
632.77	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	1.4
632.78	RCL Queenstown Pty Ltd, RCL Henley Downs Ltd, RCL Jacks	Accept in Part	1.4
762.12	Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley D	Accept	1.4
762.13	Jacks Point Residential No.2 Ltd, Jacks Point Village Holdings Ltd, Jacks Point Developments Limited, Jacks Point Land Limited, Jacks Point Land No. 2 Limited, Jacks Point Management Limited, Henley D	Accept	1.4
768.3	Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd	Accept in Part	12
2019.2	Jonathan Holmes	Accept in part	1.4
2133.1	Tonnie & Erna Spijkerbosch	Reject	1.4
2140.3	Friends of Lake Hayes Society Inc	Reject	1.3, 1.4 & 6.1
2140.4	Friends of Lake Hayes Society Inc	Reject	1.4
2194.10	Chorus	Accept	1.3 & 1.4
2194.11	Chorus	Accept	1.4
2194.12	Chorus	Accept	1.4
2194.13	Chorus	Accept	8

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2194.8	Chorus	Accept	3.6
2194.9	Chorus	Accept in Part	4.1
2195.10	Spark New Zealand Trading Ltd	Accept	1.3 & 1.4
2195.11	Spark New Zealand Trading Ltd	Accept	1.4
2195.12	Spark New Zealand Trading Ltd	Accept	1.4
2195.13	Spark New Zealand Trading Ltd	Accept	8
2195.8	Spark New Zealand Trading Ltd	Accept	3.6
2195.9	Spark New Zealand Trading Ltd	Accept in Part	4.1
2222.4	Broadview Villas Limited	Reject	1.3, 1.4 & 6.1
2222.5	Broadview Villas Limited	Reject	1.3, 1.4 & 6.1
2222.6	Broadview Villas Limited	Accept	1.3, 1.4 & 6.1
2224.1	MOUNT CARDRONA STATION LIMITED	Accept in part	1.4
2228.4	T. ROVIN	Reject	1.3, 1.4 & 6.1
2228.5	T. ROVIN	Reject	1.3, 1.4 & 6.1
2228.6	T. ROVIN	Accept	1.3, 1.4 & 6.1
2229.19	R & M DONALDSON	Accept in part	1.4
2230.4	THE ESCARPMENT LIMITED	Reject	1.3, 1.4 & 6.1
2230.5	THE ESCARPMENT LIMITED	Reject	1.3, 1.4 & 6.1
2230.6	THE ESCARPMENT LIMITED	Accept	1.3, 1.4 & 6.1
2239.6	QLDC Chief Executive - submitting on behalf of Queenstown Lakes District Council	Reject	1.3 & 1.4
2239.7	QLDC Chief Executive - submitting on behalf of Queenstown Lakes District Council	Reject	1.3 & 1.4
2242.12	Department of Conservation	Reject	1.3, 1.4 & 3.2
2242.13	Department of Conservation	Accept in Part	3.4
2242.14	Department of Conservation	Accept	3.6
2242.15	Department of Conservation	Accept	4.3
2242.16	Department of Conservation	Accept in Part	8

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2242.17	Department of Conservation	Accept	8
2290.4	KAWARAU JET SERVICES HOLDINGS LIMITED	Accept in part	1.4
2291.8	LAKE HAYES INVESTMENTS LIMITED	Accept in part	1.4
2292.7	M McGuinness	Accept in part	1.4
2295.4	Millbrook Country Club	Reject	3.3 & 3.4
2295.5	Millbrook Country Club	Reject	3.3
2295.6	Millbrook Country Club	Accept	3.6
2295.7	Millbrook Country Club	Reject	3.6
2295.8	Millbrook Country Club	Accept in Part	6.1
2308.10	Jon Waterston	Accept in part	1.4
2311.12	Streat Developments Limited	Accept in Part	4.2
2311.13	Streat Developments Limited	Accept	6.1
2311.14	Streat Developments Limited	Reject	7
2311.15	Streat Developments Limited	Accept	10
2314.11	STONERIDGE ESTATE LIMITED	Accept in part	1.4
2315.11	R G DAYMAN	Accept in part	1.4
2316.11	TUI TRUSTEES (2015) LIMITED	Accept in part	1.4
2317.11	MANDEVILLE TRUST / S LECK	Accept in part	1.4
2318.11	C BATCHELOR	Accept in part	1.4
2319.11	D D & J C DUNCAN	Accept in part	1.4
2320.10	G WILLS & T BURDON	Accept in part	1.4
2327.1	Ian Dee	Reject	3.5
2329.1	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua and Te Runanga o Oraka-Aparima (Kai Tahu)	Accept in part	1.4
2329.5	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o	Accept in part	1.4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
	Waihopai, Te Runanga o Awarua and Te Runanga o Oraka-Aparima (Kai Tahu)		
2349.1	Sean McLeod	Reject	1.4
2349.10	Sean McLeod	Reject	9
2349.2	Sean McLeod	Reject	10
2349.23	Sean McLeod	Reject	1.3, 1.4 & 6.1
2349.24	Sean McLeod	Reject	1.3, 1.4 & 6.1
2349.25	Sean McLeod	Reject	1.3, 1.4 & 6.1
2349.5	Sean McLeod	Reject	6.1
2349.6	Sean McLeod	Accept in Part	6.2
2349.7	Sean McLeod	Reject	9
2349.8	Sean McLeod	Reject	9
2349.9	Sean McLeod	Reject	9
2373.10	Treble Cone Investments Ltd	Accept in Part	4.2
2373.11	Treble Cone Investments Ltd	Reject	4.3
2373.12	Treble Cone Investments Ltd	Accept	1.3 & 1.4
2373.13	Treble Cone Investments Ltd	Accept in Part	4.3
2373.14	Treble Cone Investments Ltd	Accept	1.3, 1.4 & 6.2
2373.15	Treble Cone Investments Ltd	Accept in Part	1.3, 1.4 & 6.2
2373.16	Treble Cone Investments Ltd	Accept	1.3 & 1.4
2373.17	Treble Cone Investments Ltd	Reject	1.3 & 1.4
2373.18	Treble Cone Investments Ltd	Reject	4.3 & 6.2
2373.19	Treble Cone Investments Ltd	Reject	4.3
2373.26	Treble Cone Investments Ltd	Reject	4.3 & 6.2
2373.4	Treble Cone Investments Ltd	Accept in Part	3.4
2373.5	Treble Cone Investments Ltd	Accept	3.6
2373.6	Treble Cone Investments Ltd	Reject	1.3 & 1.4
2373.7	Treble Cone Investments Ltd	Accept	4.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2373.8	Treble Cone Investments Ltd	Accept	4.1
2373.9	Treble Cone Investments Ltd	Accept	4.1
2375.17	Church Street Trustee Limited	Reject	1.3 & 1.4
2375.3	Church Street Trustee Limited	Accept	6.1
2375.4	Church Street Trustee Limited	Reject	7
2376.20	Darby Planning LP	Accept in Part	3.4
2376.21	Darby Planning LP	Accept	3.6
2376.22	Darby Planning LP	Reject	1.3 & 1.4
2376.23	Darby Planning LP	Accept	4.1
2376.24	Darby Planning LP	Accept	4.1
2376.25	Darby Planning LP	Accept	4.1
2376.26	Darby Planning LP	Accept in Part	4.2
2376.27	Darby Planning LP	Reject	4.3
2376.28	Darby Planning LP	Accept	1.3 & 1.4
2376.29	Darby Planning LP	Accept	1.4
2376.30	Darby Planning LP	Accept in Part	1.4
2376.31	Darby Planning LP	Accept	1.4
2376.32	Darby Planning LP	Reject	N/A
2376.33	Darby Planning LP	Reject	1.3 & 1.4
2376.34	Darby Planning LP	Accept	1.3, 1.4 & 6.2
2376.35	Darby Planning LP	Reject	4.3
2376.36	Darby Planning LP	Accept in Part	1.3, 1.4 & 6.2
2376.37	Darby Planning LP	Accept	1.3 & 1.4
2376.38	Darby Planning LP	Accept in Part	1.3 & 1.4
2376.39	Darby Planning LP	Accept in Part	1.3, 1.4 & 6.2
2376.40	Darby Planning LP	Reject	4.3
2376.41	Darby Planning LP	Reject	4.3
2376.42	Darby Planning LP	Accept in Part	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2376.43	Darby Planning LP	Accept	10
2376.44	Darby Planning LP	Reject	11
2376.45	Darby Planning LP	Accept in Part	12
2376.46	Darby Planning LP	N/A	N/A
2377.21	Lake Hayes Ltd	Accept in Part	3.4
2377.22	Lake Hayes Ltd	Accept	3.6
2377.23	Lake Hayes Ltd	Reject	1.3 & 1.4
2377.24	Lake Hayes Ltd	Accept	4.1
2377.25	Lake Hayes Ltd	Accept	4.1
2377.26	Lake Hayes Ltd	Accept	4.1
2377.27	Lake Hayes Ltd	Accept	4.2
2377.28	Lake Hayes Ltd	Accept	1.3 & 1.4
2377.29	Lake Hayes Ltd	Reject	1.3 & 1.4
2377.30	Lake Hayes Ltd	Accept in Part	1.3 & 1.4
2377.31	Lake Hayes Ltd	Accept	1.3, 1.4 & 6.2
2377.32	Lake Hayes Ltd	Accept in Part	1.3, 1.4 & 6.2
2377.33	Lake Hayes Ltd	Accept	1.3 & 1.4
2377.34	Lake Hayes Ltd	Accept in Part	6.2
2377.35	Lake Hayes Ltd	Accept in Part	6.2
2377.36	Lake Hayes Ltd	Accept	10
2377.37	Lake Hayes Ltd	Reject	11
2381.10	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	4.2
2381.11	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	1.3 & 1.4
2381.12	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	1.4
2381.13	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Reject	1.4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2381.14	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	1.4 & 6.2
2381.15	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept in Part	1.4 & 6.2
2381.16	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	1.4
2381.17	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept in Part	1.4
2381.18	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept in Part	1.4 & 6.2
2381.19	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Reject	1.4
2381.20	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	10
2381.21	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Reject	11
2381.28	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept in Part	12
2381.37	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept in Part	1.4
2381.38	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept in Part	1.4
2381.39	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	13
2381.4	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept in Part	3.4
2381.5	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	3.6
2381.6	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Reject	1.3 & 1.4
2381.7	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	4.1
2381.8	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	4.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2381.9	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	4.1
2382.1	Glendhu Bay Trustees Ltd	Reject	1.4
2382.10	Glendhu Bay Trustees Ltd	Accept	4.1
2382.11	Glendhu Bay Trustees Ltd	Accept	4.2
2382.12	Glendhu Bay Trustees Ltd	Accept	1.3 & 1.4
2382.13	Glendhu Bay Trustees Ltd	Reject	6.1
2382.14	Glendhu Bay Trustees Ltd	Reject	N/A
2382.15	Glendhu Bay Trustees Ltd	Accept	1.3, 1.4 & 6.2
2382.16	Glendhu Bay Trustees Ltd	Accept in Part	1.3, 1.4 & 6.2
2382.17	Glendhu Bay Trustees Ltd	Accept	1.3 & 1.4
2382.18	Glendhu Bay Trustees Ltd	Accept in Part	1.3 & 1.4
2382.19	Glendhu Bay Trustees Ltd	Accept in Part	1.4 & 6.2
2382.20	Glendhu Bay Trustees Ltd	Accept in Part	6.2
2382.21	Glendhu Bay Trustees Ltd	Accept	10
2382.22	Glendhu Bay Trustees Ltd	Reject	11
2382.23	Glendhu Bay Trustees Ltd	Accept in Part	12
2382.5	Glendhu Bay Trustees Ltd	Accept in Part	3.4
2382.6	Glendhu Bay Trustees Ltd	Accept	3.6
2382.7	Glendhu Bay Trustees Ltd	Reject	1.3 & 1.4
2382.8	Glendhu Bay Trustees Ltd	Accept	4.1
2382.9	Glendhu Bay Trustees Ltd	Accept	4.1
2384.10	Soho Ski Area Limited, Blackmans Creek No.1 LP	Accept	4.2
2384.11	Soho Ski Area Limited, Blackmans Creek No.1 LP	Accept	1.3 & 1.4
2384.12	Soho Ski Area Limited, Blackmans Creek No.1 LP	Accept	1.3, 1.4 & 6.2
2384.13	Soho Ski Area Limited, Blackmans Creek No.1 LP	Accept in Part	1.3, 1.4 & 6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2384.14	Soho Ski Area Limited, Blackmans Creek No.1 LP	Accept	1.3 & 1.4
2384.15	Soho Ski Area Limited, Blackmans Creek No.1 LP	Accept in Part	1.4 & 6.2
2384.16	Soho Ski Area Limited, Blackmans Creek No.1 LP	Reject	4.3
2384.17	Soho Ski Area Limited, Blackmans Creek No.1 LP	Reject	4.3
2384.18	Soho Ski Area Limited, Blackmans Creek No.1 LP	Reject	4.3
2384.19	Soho Ski Area Limited, Blackmans Creek No.1 LP	Reject	4.3
2384.20	Soho Ski Area Limited, Blackmans Creek No.1 LP	Reject	4.3
2384.21	Soho Ski Area Limited, Blackmans Creek No.1 LP	Reject	4.3
2384.28	Soho Ski Area Limited, Blackmans Creek No.1 LP	Accept in Part	3.1, 3.6 & 3.8
2384.4	Soho Ski Area Limited, Blackmans Creek No.1 LP	Accept in Part	3.4
2384.5	Soho Ski Area Limited, Blackmans Creek No.1 LP	Accept	3.6
2384.6	Soho Ski Area Limited, Blackmans Creek No.1 LP	Reject	1.3 & 1.4
2384.7	Soho Ski Area Limited, Blackmans Creek No.1 LP	Accept	4.1
2384.8	Soho Ski Area Limited, Blackmans Creek No.1 LP	Accept	4.1
2384.9	Soho Ski Area Limited, Blackmans Creek No.1 LP	Accept	4.1
2385.15	BOXER HILLS TRUST	Accept in part	1.4
2386.17	BOXER HILL TRUST	Accept in part	1.4
2386.20	BOXER HILL TRUST	Accept in part	1.4
2387.16	TROJAN HELMET LIMITED	Reject	1.3, 1.4 & 6.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2387.17	TROJAN HELMET LIMITED	Reject	N/A
2388.2	WATERFALL PARK DEVELOPMENTS LIMITED	Accept in part	1.4
2388.3	WATERFALL PARK DEVELOPMENTS LIMITED	Accept	3.6
2389.11	WATERFALL PARK DEVELOPMENTS LIMITED	Accept in part	1.4
2442.10	Transpower New Zealand Limited	Accept	4.1
2442.11	Transpower New Zealand Limited	Accept	4.1
2442.12	Transpower New Zealand Limited	Accept in Part	11
2442.13	Transpower New Zealand Limited	Accept	11
2442.6	Transpower New Zealand Limited	Accept	4.1
2442.7	Transpower New Zealand Limited	Accept in Part	3.6
2442.8	Transpower New Zealand Limited	Accept	3.7
2442.9	Transpower New Zealand Limited	Accept	4.1
2446.10	Heritage New Zealand	Accept	5
2446.11	Heritage New Zealand	Reject	1.3 & 1.4
2446.12	Heritage New Zealand	Accept	1.3 & 1.4
2446.13	Heritage New Zealand	Reject	1.3 & 1.4
2446.14	Heritage New Zealand	Accept	8
2446.15	Heritage New Zealand	Accept	8
2446.16	Heritage New Zealand	Accept	10
2446.7	Heritage New Zealand	Accept	3.1
2446.8	Heritage New Zealand	Accept	4.1
2446.9	Heritage New Zealand	Accept in Part	1.3, 1.4 & 5
2448.2	Millennium & Copthorne Hotels NZ Ltd	Reject	1.4 & 1.6
2454.1	NZSki Ltd	Reject	1.5 & 4.3
2454.2	NZSki Ltd	Accept	4.3 & 6.2
2454.3	NZSki Ltd	Reject	4.3

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2454.4	NZSki Ltd	Reject	1.5 & 4.3
2454.5	NZSki Ltd	Reject	4.3
2454.6	NZSki Ltd	Reject	3.8
2454.7	NZSki Ltd	Accept in Part	4.3
2454.8	NZSki Ltd	Reject	4.3
2455.13	Otago Fish and Game Council	Accept	1.3 & 1.4
2455.14	Otago Fish and Game Council	Accept	6.2
2455.15	Otago Fish and Game Council	Accept	1.3 & 1.4
2455.16	Otago Fish and Game Council	Accept	3.1
2455.17	Otago Fish and Game Council	Accept in Part	6.2
2455.18	Otago Fish and Game Council	Accept	8
2455.19	Otago Fish and Game Council	Accept	8
2457.10	Paterson Pitts (Wanaka)	Accept in Part	4.2
2457.11	Paterson Pitts (Wanaka)	Accept in Part	6.2
2457.12	Paterson Pitts (Wanaka)	Accept in Part	6.2
2457.13	Paterson Pitts (Wanaka)	Accept	6.2
2457.14	Paterson Pitts (Wanaka)	Accept in Part	6.2
2457.15	Paterson Pitts (Wanaka)	Accept in Part	6.2
2457.16	Paterson Pitts (Wanaka)	Reject	7
2457.17	Paterson Pitts (Wanaka)	Accept in Part	8
2457.2	Paterson Pitts (Wanaka)	Accept	2
2457.3	Paterson Pitts (Wanaka)	Accept	3.1 & 3.2
2457.4	Paterson Pitts (Wanaka)	Accept	3.4
2457.5	Paterson Pitts (Wanaka)	Accept	3.7
2457.6	Paterson Pitts (Wanaka)	Accept	3.7
2457.7	Paterson Pitts (Wanaka)	Accept	1.4
2457.8	Paterson Pitts (Wanaka)	Accept	11
2457.9	Paterson Pitts (Wanaka)	Reject	1.3 & 1.4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2460.1	Queenstown Central Limited	Reject	N/A
2460.2	Queenstown Central Limited	Accept in Part	6.2
2462.1	Queenstown Park Limited	Reject	3.2
2462.2	Queenstown Park Limited	Accept in Part	1.3 & 1.4
2462.21	Queenstown Park Limited	Reject	4.2
2462.3	Queenstown Park Limited	Accept in Part	3.1 & 3.5
2462.4	Queenstown Park Limited	Accept	3.6
2462.5	Queenstown Park Limited	Reject	1.3 & 1.4
2462.6	Queenstown Park Limited	Reject	1.3, 1.4 & 4.2
2462.7	Queenstown Park Limited	Reject	1.3, 1.4 & 6.2
2465.2	RCL Henley Downs Ltd	Accept in Part	1.3 & 1.4
2466.15	Real Journeys Ltd	Reject	3.2
2466.151	Real Journeys Ltd	Accept in Part	6.2
2466.152	Real Journeys Ltd	Accept in Part	1.3 & 1.4
2466.153	Real Journeys Ltd	Reject	4.3
2466.154	Real Journeys Ltd	Reject	4.3
2466.16	Real Journeys Ltd	Reject	4.1
2466.17	Real Journeys Ltd	Accept	4.3
2466.18	Real Journeys Ltd	Reject	4.2
2466.19	Real Journeys Ltd	Reject	1.3 & 1.4
2466.20	Real Journeys Ltd	Accept in Part	1.3 & 1.4
2466.21	Real Journeys Ltd	Reject	1.3, 1.4 & 6.1
2466.22	Real Journeys Ltd	Accept in Part	6.2
2466.23	Real Journeys Ltd	Accept	6.2
2466.24	Real Journeys Ltd	Accept in Part	6.2
2466.25	Real Journeys Ltd	Reject	1.3 & 1.4
2466.26	Real Journeys Ltd	Accept in Part	6.2
2466.27	Real Journeys Ltd	Reject	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2466.28	Real Journeys Ltd	Accept in Part	8
2466.29	Real Journeys Ltd	Reject	8
2466.30	Real Journeys Ltd	Reject	10
2466.54	Real Journeys Ltd	Accept	3.4
2466.55	Real Journeys Ltd	Accept in Part	3.1 & 3.5
2466.56	Real Journeys Ltd	Accept	3.6
2466.8	Real Journeys Ltd	Reject	1.5 & 6.2
2466.9	Real Journeys Ltd	Accept in Part	1.3 & 1.4
2468.1	Remarkables Park Ltd	Reject	3.2
2468.2	Remarkables Park Ltd	Reject	3.1 & 3.2
2468.3	Remarkables Park Ltd	Accept in Part	1.3 & 1.4
2468.4	Remarkables Park Ltd	Accept in Part	3.1 & 3.5
2468.5	Remarkables Park Ltd	Accept	3.6
2468.6	Remarkables Park Ltd	Accept	1.3 & 1.4
2468.7	Remarkables Park Ltd	Accept	1.3 & 1.4
2468.8	Remarkables Park Ltd	Accept	1.3, 1.4 & 6.2
2468.9	Remarkables Park Ltd	Accept in Part	1.3 & 1.4
2478.10	Vodafone New Zealand Limited	Accept	1.3 & 1.4
2478.11	Vodafone New Zealand Limited	Accept	1.3 & 1.4
2478.12	Vodafone New Zealand Limited	Accept	1.3 & 1.4
2478.13	Vodafone New Zealand Limited	Accept	8
2478.8	Vodafone New Zealand Limited	Accept	3.6
2478.9	Vodafone New Zealand Limited	Accept in Part	4.1
2484.1	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept in Part	3.1 & 3.5
2484.10	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	11
2484.2	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept in Part	3.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2484.21	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	1.3 & 1.4
2484.22	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	10
2484.23	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	1.3 & 1.4
2484.3	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	4.1
2484.4	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	4.1
2484.5	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Reject	1.3 & 1.4
2484.6	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	6.2
2484.7	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	1.3 & 1.4
2484.8	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	11
2485.11	ZJV (NZ) Limited	Accept	1.3, 1.4 & 6.1
2487.14	BSTGT Limited	Reject	1.3 & 1.4
2492.1	Cardrona Alpine Resort Limited	Reject	4.3
2492.10	Cardrona Alpine Resort Limited	Reject	4.1
2492.11	Cardrona Alpine Resort Limited	Accept	1.3, 1.4 & 4.3
2492.115	Cardrona Alpine Resort Limited	Accept	3.1
2492.116	Cardrona Alpine Resort Limited	Accept	3.1
2492.117	Cardrona Alpine Resort Limited	Accept	3.1
2492.118	Cardrona Alpine Resort Limited	Accept	3.1
2492.119	Cardrona Alpine Resort Limited	Accept	3.1
2492.120	Cardrona Alpine Resort Limited	Accept	3.1
2492.12	Cardrona Alpine Resort Limited	Reject	4.2
2492.13	Cardrona Alpine Resort Limited	Reject	1.3 & 1.4
2492.14	Cardrona Alpine Resort Limited	Accept in Part	1.3 & 1.4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2492.15	Cardrona Alpine Resort Limited	Reject	1.3, 1.4 & 6.1
2492.16	Cardrona Alpine Resort Limited	Accept in Part	6.2
2492.17	Cardrona Alpine Resort Limited	Accept	6.2
2492.18	Cardrona Alpine Resort Limited	Accept in Part	6.2
2492.19	Cardrona Alpine Resort Limited	Reject	1.3 & 1.4
2492.2	Cardrona Alpine Resort Limited	Reject	4.3
2492.20	Cardrona Alpine Resort Limited	Accept in Part	6.2
2492.21	Cardrona Alpine Resort Limited	Reject	6.2
2492.22	Cardrona Alpine Resort Limited	Accept in Part	8
2492.23	Cardrona Alpine Resort Limited	Reject	8
2492.24	Cardrona Alpine Resort Limited	Reject	10
2492.48	Cardrona Alpine Resort Limited	Accept	3.4
2492.49	Cardrona Alpine Resort Limited	Accept in Part	3.1 & 3.5
2492.50	Cardrona Alpine Resort Limited	Accept	3.6
2492.9	Cardrona Alpine Resort Limited	Reject	3.2
2493.11	Skyline Enterprises Limited	Reject	4.2
2493.12	Skyline Enterprises Limited	Reject	6.1
2493.13	Skyline Enterprises Limited	Reject	6.1
2494.13	Te Anau Developments Limited	Reject	3.2
2494.14	Te Anau Developments Limited	Reject	4.1
2494.149	Te Anau Developments Limited	Accept in Part	1.3 & 1.4
2494.15	Te Anau Developments Limited	Accept	4.3
2494.153	Te Anau Developments Limited	Accept	3.1
2494.154	Te Anau Developments Limited	Accept	3.1
2494.155	Te Anau Developments Limited	Accept	3.1
2494.156	Te Anau Developments Limited	Accept	3.1
2494.157	Te Anau Developments Limited	Accept	3.1
2494.158	Te Anau Developments Limited	Accept	3.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2494.16	Te Anau Developments Limited	Reject	4.2
2494.17	Te Anau Developments Limited	Reject	1.3 & 1.4
2494.18	Te Anau Developments Limited	Accept in Part	1.3 & 1.4
2494.19	Te Anau Developments Limited	Reject	1.3 & 1.4
2494.20	Te Anau Developments Limited	Accept in Part	6.2
2494.21	Te Anau Developments Limited	Accept	6.2
2494.22	Te Anau Developments Limited	Accept in Part	6.2
2494.23	Te Anau Developments Limited	Reject	1.3 & 1.4
2494.24	Te Anau Developments Limited	Accept in Part	6.2
2494.25	Te Anau Developments Limited	Reject	6.2
2494.26	Te Anau Developments Limited	Accept in Part	8
2494.27	Te Anau Developments Limited	Reject	8
2494.28	Te Anau Developments Limited	Reject	10
2494.52	Te Anau Developments Limited	Accept	3.4
2494.53	Te Anau Developments Limited	Accept	3.1
2494.54	Te Anau Developments Limited	Accept	3.1
2494.6	Te Anau Developments Limited	Reject	1.5
2494.7	Te Anau Developments Limited	Reject	1.3 & 1.4
2495.10	Young Changemakers - Wakatipu Youth Trust Advisory Group	Reject	1.4
2495.2	Young Changemakers - Wakatipu Youth Trust Advisory Group	Accept	1.4
2497.1	Otago Regional Council	Reject	1.3 & 1.4
2497.2	Otago Regional Council	Accept	4.1
2497.3	Otago Regional Council	Accept in Part	1.4
2508.3	Aurora Energy Limited	Accept	1.4
2508.4	Aurora Energy Limited	Accept	8
2538.23	NZ Transport Agency	Accept in Part	3.1 & 3.5
2538.24	NZ Transport Agency	Accept	3.6

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2538.25	NZ Transport Agency	Accept	3.7
2538.26	NZ Transport Agency	Accept	3.7
2538.27	NZ Transport Agency	Accept	1.3 & 1.4
2538.28	NZ Transport Agency	Reject	6.2
2538.29	NZ Transport Agency	Accept	8
2538.30	NZ Transport Agency	Accept	8
2538.31	NZ Transport Agency	Accept	8
2539.1	Eco Sustainability Development Limited	Reject	6.2
2539.2	Eco Sustainability Development Limited	Accept	6.2
2539.3	Eco Sustainability Development Limited	Reject	6.2
2540.33	Federated Farmers of New Zealand	Reject	2
2540.34	Federated Farmers of New Zealand	Accept	1.3, 1.4 & 3.1
2540.35	Federated Farmers of New Zealand	Accept	1.3, 1.4 & 3.1
2540.36	Federated Farmers of New Zealand	Accept in Part	3.4
2540.37	Federated Farmers of New Zealand	Reject	1.3, 1.4 & 3.3
2540.38	Federated Farmers of New Zealand	Accept in Part	3.1 & 3.5
2540.39	Federated Farmers of New Zealand	Accept in Part	3.1 & 3.6
2540.40	Federated Farmers of New Zealand	Accept	3.7
2540.41	Federated Farmers of New Zealand	Accept	1.4
2540.42	Federated Farmers of New Zealand	Accept	1.4
2540.43	Federated Farmers of New Zealand	Accept	1.4
2540.44	Federated Farmers of New Zealand	Accept	1.4
2540.45	Federated Farmers of New Zealand	Accept	1.4
2540.46	Federated Farmers of New Zealand	Accept	1.4
2540.47	Federated Farmers of New Zealand	Reject	5
2540.48	Federated Farmers of New Zealand	Accept	1.3 & 1.4
2540.49	Federated Farmers of New Zealand	Accept	1.3 & 1.4
2540.50	Federated Farmers of New Zealand	Reject	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2540.51	Federated Farmers of New Zealand	Accept	1.3 & 1.4
2540.52	Federated Farmers of New Zealand	Accept	1.3 & 1.4
2540.53	Federated Farmers of New Zealand	Accept	8
2540.54	Federated Farmers of New Zealand	Reject	1.3, 1.4 & 11
2540.55	Federated Farmers of New Zealand	Accept	1.3, 1.4 & 11
2540.56	Federated Farmers of New Zealand	Accept	1.3, 1.4 & 11
2549.2	Glentui Heights Limited	Reject	1.4 & 1.6
2552.2	Greenwood Group Ltd	Reject	1.3, 1.4 & 1.6
2560.3	Jade Lake Queenstown Ltd	Reject	1.6
2575.19	Queenstown Trails Trust	Accept	3.6
2575.6	Queenstown Trails Trust	Accept in Part	3.1 & 3.5
2575.7	Queenstown Trails Trust	Reject	4.2
2581.15	Go Orange Limited	Reject	3.5
2581.153	Go Orange Limited	Accept	3.1 & 3.7
2581.154	Go Orange Limited	Accept	3.1 & 3.7
2581.155	Go Orange Limited	Accept	3.1 & 3.7
2581.156	Go Orange Limited	Accept	3.1 & 3.7
2581.157	Go Orange Limited	Accept	3.1 & 3.7
2581.158	Go Orange Limited	Accept	3.1 & 3.7
2581.16	Go Orange Limited	Reject	4.1
2581.17	Go Orange Limited	Accept	4.3
2581.18	Go Orange Limited	Reject	4.2
2581.19	Go Orange Limited	Reject	1.3 & 1.4
2581.20	Go Orange Limited	Accept in Part	1.3 & 1.4
2581.21	Go Orange Limited	Reject	1.3 & 1.4
2581.22	Go Orange Limited	Accept in Part	6.2
2581.23	Go Orange Limited	Accept	6.2
2581.24	Go Orange Limited	Accept in Part	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2581.25	Go Orange Limited	Reject	1.3 & 1.4
2581.26	Go Orange Limited	Accept in Part	6.2
2581.27	Go Orange Limited	Reject	6.2
2581.28	Go Orange Limited	Accept in Part	8
2581.29	Go Orange Limited	Reject	8
2581.30	Go Orange Limited	Reject	10
2581.54	Go Orange Limited	Accept	3.4
2581.55	Go Orange Limited	Accept in Part	3.1 & 3.5
2581.56	Go Orange Limited	Accept	3.6
2581.8	Go Orange Limited	Reject	1.5
2581.9	Go Orange Limited	Accept in Part	1.3 & 1.4
2584.8	Slopehill Properties Limited	Reject	1.3, 1.4 & 1.6
2618.2	Queenstown Airport Corporation	Accept in Part	3.1 - 3.6
2618.3	Queenstown Airport Corporation	Accept	4.1
2618.4	Queenstown Airport Corporation	Accept	1.4
2618.5	Queenstown Airport Corporation	Reject	1.3 & 1.4
2618.6	Queenstown Airport Corporation	Accept in Part	6.2
2618.7	Queenstown Airport Corporation	Accept	8
2618.8	Queenstown Airport Corporation	Accept	8
2618.9	Queenstown Airport Corporation	Accept	11

Part B: Further Submissions

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS1015.134	768.3	Straterra	Accept in Part	12
FS1015.39	519.3	Straterra	Accept	12
FS1040.23	519.3	Forest and Bird	Reject	12

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS1219.78	632.77	Bravo Trustee Company	Accept in Part	1.4
FS1219.79	632.78	Bravo Trustee Company	Accept in Part	1.4
FS1252.78	632.77	Tim & Paula Williams	Accept in Part	1.4
FS1252.79	632.78	Tim & Paula Williams	Accept in Part	1.4
FS1275.124	567.12	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	1.4
FS1275.251	632.77	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	1.4
FS1275.252	632.78	"Jacks Point" (Submitter number 762 and 856)	Accept in Part	1.4
FS1277.158	762.12	Jacks Point Residents and Owners Association	Accept	1.4
FS1277.159	762.13	Jacks Point Residents and Owners Association	Accept	1.4
FS1277.81	632.77	Jacks Point Residents and Owners Association	Accept in Part	1.4
FS1277.82	632.78	Jacks Point Residents and Owners Association	Accept in Part	1.4
FS1283.191	632.77	MJ and RB Williams and Brabant	Accept in Part	1.4
FS1283.192	632.78	MJ and RB Williams and Brabant	Accept in Part	1.4

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS1316.139	762.12	Harris-Wingrove Trust	Reject	1.4
FS1316.140	762.13	Harris-Wingrove Trust	Reject	1.4
FS1316.77	632.77	Harris-Wingrove Trust	Accept in Part	1.4
FS1316.78	632.78	Harris-Wingrove Trust	Accept in Part	1.4
FS1356.3	519.3	Cabo Limited	Reject	12
FS2701.16	2387.16	Murray & Clare Doyle	Reject	1.3, 1.4 & 6.1
FS2701.17	2387.17	Murray & Clare Doyle	Reject	N/A
FS2710.14	2388.2	McGuinness Pa Limited	Reject	N/A
FS2710.15	2388.3	McGuinness Pa Limited	Reject	N/A
FS2710.33	2295.4	McGuinness Pa Limited	Reject	3.3 & 3.4
FS2710.34	2295.5	McGuinness Pa Limited	Reject	3.3
FS2710.35	2295.6	McGuinness Pa Limited	Accept	3.6
FS2710.36	2295.7	McGuinness Pa Limited	Reject	3.6
FS2710.37	2295.8	McGuinness Pa Limited	Accept in Part	6.1
FS2719.173	2584.8	BSTGT Limited	Reject	1.3, 1.4 & 1.6
FS2720.116	2295.4	Boundary Trust	Accept	3.3 & 3.4
FS2720.117	2295.5	Boundary Trust	Accept	3.3
FS2720.118	2295.6	Boundary Trust	Reject	3.6
FS2720.119	2295.7	Boundary Trust	Accept	3.6
FS2720.120	2295.8	Boundary Trust	Accept in Part	6.1
FS2723.116	2295.4	Spruce Grove Trust - Malaghans Road	Accept	3.3 & 3.4

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2723.117	2295.5	Spruce Grove Trust - Malaghans Road	Accept	3.3
FS2723.118	2295.6	Spruce Grove Trust - Malaghans Road	Reject	3.6
FS2723.119	2295.7	Spruce Grove Trust - Malaghans Road	Accept	3.6
FS2723.120	2295.8	Spruce Grove Trust - Malaghans Road	Accept in Part	6.1
FS2724.116	2295.4	Spruce Grove Trust - Butel Road	Accept	3.3 & 3.4
FS2724.117	2295.5	Spruce Grove Trust - Butel Road	Accept	3.3
FS2724.118	2295.6	Spruce Grove Trust - Butel Road	Reject	3.6
FS2724.119	2295.7	Spruce Grove Trust - Butel Road	Accept	3.6
FS2724.120	2295.8	Spruce Grove Trust - Butel Road	Accept in Part	6.1
FS2725.15	2319.11	Guenther Raedler	Accept in part	1.4
FS2725.41	2317.11	Guenther Raedler	Accept in part	1.4
FS2728.1	2466.20	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept in Part	1.3 & 1.4

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2728.10	2454.8	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept	4.3
FS2728.11	2492.1	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept	4.3
FS2728.13	2373.4	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept in Part	3.4

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2728.14	2376.20	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept in Part	3.4
FS2728.15	2377.21	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept in Part	3.4
FS2728.16	2381.4	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept in Part	3.4

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2728.17	2382.5	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept in Part	3.4
FS2728.18	2384.4	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept in Part	3.4
FS2728.19	2466.154	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept	4.3

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2728.2	2492.14	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept in Part	1.3 & 1.4
FS2728.20	2575.7	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept	4.2
FS2728.21	2492.19	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept	1.3 & 1.4

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2728.22	2494.23	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept	1.3 & 1.4
FS2728.23	2581.25	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept	1.3 & 1.4
FS2728.3	2494.18	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept in Part	1.3 & 1.4

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2728.4	2581.20	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept in Part	1.3 & 1.4
FS2728.5	2349.2	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept	10
FS2728.6	2466.30	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept	10

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2728.7	2492.24	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept	10
FS2728.8	2494.28	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept	10
FS2728.9	2581.30	Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki, Te Runanga o Otakou, Hokonui Runanga, Te Runanga o Waihopai, Te Runanga o Awarua, Te Runanga o Oraka Aparima (collectively Kai Tahu)	Accept	10
FS2733.16	2387.16	A Feeley, E Borrie and LP Trustees Limited	Reject	1.3, 1.4 & 6.1
FS2733.17	2387.17	A Feeley, E Borrie and LP Trustees Limited	Reject	N/A
FS2743.156	2552.2	Morven Ferry Limited	Reject	1.3, 1.4 & 1.6
FS2743.99	2386.20	Morven Ferry Limited	Accept in part	1.4

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2745.4	2295.4	Juie QT Limited	Accept	3.3 & 3.4
FS2745.5	2295.5	Juie QT Limited	Accept	3.3
FS2745.6	2295.6	Juie QT Limited	Reject	3.6
FS2745.7	2295.7	Juie QT Limited	Accept	3.6
FS2745.8	2295.8	Juie QT Limited	Accept in Part	6.1
FS2746.31	2466.8	Federated Farmers of New Zealand	Reject	1.5 & 6.2
FS2746.32	2242.12	Federated Farmers of New Zealand	Accept	1.3, 1.4 & 3.2
FS2746.33	2457.4	Federated Farmers of New Zealand	Accept	3.4
FS2746.34	2466.54	Federated Farmers of New Zealand	Accept	3.4
FS2746.35	2497.1	Federated Farmers of New Zealand	Reject	1.3 & 1.4
FS2746.36	2373.12	Federated Farmers of New Zealand	Accept	1.3 & 1.4
FS2746.37	2494.16	Federated Farmers of New Zealand	Reject	4.2
FS2746.38	2455.17	Federated Farmers of New Zealand	Accept in Part	6.2
FS2746.39	2455.18	Federated Farmers of New Zealand	Reject	8
FS2746.40	2455.19	Federated Farmers of New Zealand	Reject	8
FS2746.41	2242.16	Federated Farmers of New Zealand	Reject	8
FS2748.73	2291.8	Len McFadgen	Accept in part	1.4
FS2749.104	2386.20	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	Accept in part	1.4

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2749.161	2552.2	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	Reject	1.3, 1.4 & 1.6
FS2750.59	2291.8	Wakatipu Equities Limited	Accept in part	1.4
FS2751.1	2462.6	Heritage New Zealand Pouhere Taonga	Accept	1.3, 1.4 & 4.2
FS2751.10	2581.19	Heritage New Zealand Pouhere Taonga	Accept	1.3 & 1.4
FS2751.11	2373.4	Heritage New Zealand Pouhere Taonga	Accept in Part	3.4
FS2751.12	2376.20	Heritage New Zealand Pouhere Taonga	Accept in Part	3.4
FS2751.13	2377.21	Heritage New Zealand Pouhere Taonga	Accept in Part	3.4
FS2751.14	2381.4	Heritage New Zealand Pouhere Taonga	Accept in Part	3.4
FS2751.15	2382.5	Heritage New Zealand Pouhere Taonga	Accept in Part	3.4
FS2751.16	2384.4	Heritage New Zealand Pouhere Taonga	Accept in Part	3.4
FS2751.17	2540.36	Heritage New Zealand Pouhere Taonga	Accept in Part	3.4
FS2751.18	2540.38	Heritage New Zealand Pouhere Taonga	Accept in Part	3.1 & 3.5
FS2751.19	2466.20	Heritage New Zealand Pouhere Taonga	Accept in Part	1.3 & 1.4
FS2751.2	2466.152	Heritage New Zealand Pouhere Taonga	Accept in Part	1.3 & 1.4
FS2751.20	2492.14	Heritage New Zealand Pouhere Taonga	Accept in Part	1.3 & 1.4
FS2751.21	2494.18	Heritage New Zealand Pouhere Taonga	Accept in Part	1.3 & 1.4
FS2751.22	2581.20	Heritage New Zealand Pouhere Taonga	Accept in Part	1.3 & 1.4

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2751.23	2466.21	Heritage New Zealand Pouhere Taonga	Accept	1.3, 1.4 & 6.1
FS2751.24	2581.21	Heritage New Zealand Pouhere Taonga	Accept	1.3 & 1.4
FS2751.25	2466.25	Heritage New Zealand Pouhere Taonga	Accept	1.3 & 1.4
FS2751.26	2492.19	Heritage New Zealand Pouhere Taonga	Accept	1.3 & 1.4
FS2751.27	2494.23	Heritage New Zealand Pouhere Taonga	Accept	1.3 & 1.4
FS2751.28	2581.25	Heritage New Zealand Pouhere Taonga	Accept	1.3 & 1.4
FS2751.29	2466.28	Heritage New Zealand Pouhere Taonga	Accept in Part	8
FS2751.3	2494.149	Heritage New Zealand Pouhere Taonga	Accept in Part	1.3 & 1.4
FS2751.30	2466.29	Heritage New Zealand Pouhere Taonga	Accept	8
FS2751.31	2492.23	Heritage New Zealand Pouhere Taonga	Accept	8
FS2751.32	2494.27	Heritage New Zealand Pouhere Taonga	Accept	8
FS2751.33	2581.29	Heritage New Zealand Pouhere Taonga	Accept	8
FS2751.34	2349.2	Heritage New Zealand Pouhere Taonga	Accept	10
FS2751.35	2466.30	Heritage New Zealand Pouhere Taonga	Accept	10
FS2751.36	2492.24	Heritage New Zealand Pouhere Taonga	Accept	10
FS2751.37	2494.28	Heritage New Zealand Pouhere Taonga	Accept	10
FS2751.38	2581.30	Heritage New Zealand Pouhere Taonga	Accept	10

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2751.4	2575.7	Heritage New Zealand Pouhere Taonga	Accept	4.2
FS2751.5	2468.9	Heritage New Zealand Pouhere Taonga	Accept in Part	1.3 & 1.4
FS2751.6	2492.2	Heritage New Zealand Pouhere Taonga	Accept in Part	4.3
FS2751.7	2466.19	Heritage New Zealand Pouhere Taonga	Accept	1.3 & 1.4
FS2751.8	2492.13	Heritage New Zealand Pouhere Taonga	Accept	1.3 & 1.4
FS2751.9	2494.17	Heritage New Zealand Pouhere Taonga	Accept	1.3 & 1.4
FS2752.17	2290.4	Go Orange Limited	Accept in part	1.4
FS2752.4	2462.6	Go Orange Limited	Reject	1.3, 1.4 & 4.2
FS2753.10	2466.8	Queenstown Water Taxis Limited	Reject	1.5 & 6.2
FS2753.11	2466.9	Queenstown Water Taxis Limited	Accept in Part	1.3 & 1.4
FS2753.151	2466.151	Queenstown Water Taxis Limited	Accept in Part	6.2
FS2753.152	2466.152	Queenstown Water Taxis Limited	Accept in Part	1.3 & 1.4
FS2753.153	2466.153	Queenstown Water Taxis Limited	Reject	4.3
FS2753.154	2466.154	Queenstown Water Taxis Limited	Reject	4.3
FS2753.165	2581.8	Queenstown Water Taxis Limited	Reject	1.5
FS2753.166	2581.9	Queenstown Water Taxis Limited	Accept in Part	1.3 & 1.4
FS2753.17	2466.15	Queenstown Water Taxis Limited	Reject	3.2

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2753.172	2581.15	Queenstown Water Taxis Limited	Reject	3.5
FS2753.173	2581.16	Queenstown Water Taxis Limited	Reject	4.1
FS2753.174	2581.17	Queenstown Water Taxis Limited	Accept	4.3
FS2753.175	2581.18	Queenstown Water Taxis Limited	Reject	4.2
FS2753.176	2581.19	Queenstown Water Taxis Limited	Reject	1.3 & 1.4
FS2753.177	2581.20	Queenstown Water Taxis Limited	Accept in Part	1.3 & 1.4
FS2753.178	2581.21	Queenstown Water Taxis Limited	Reject	1.3 & 1.4
FS2753.179	2581.22	Queenstown Water Taxis Limited	Accept in Part	6.2
FS2753.18	2466.16	Queenstown Water Taxis Limited	Reject	4.1
FS2753.180	2581.23	Queenstown Water Taxis Limited	Accept	6.2
FS2753.181	2581.24	Queenstown Water Taxis Limited	Accept in Part	6.2
FS2753.182	2581.25	Queenstown Water Taxis Limited	Reject	1.3 & 1.4
FS2753.183	2581.26	Queenstown Water Taxis Limited	Accept in Part	6.2
FS2753.184	2581.27	Queenstown Water Taxis Limited	Reject	6.2
FS2753.185	2581.28	Queenstown Water Taxis Limited	Accept in Part	8
FS2753.186	2581.29	Queenstown Water Taxis Limited	Reject	8
FS2753.187	2581.30	Queenstown Water Taxis Limited	Reject	10

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2753.19	2466.17	Queenstown Water Taxis Limited	Accept	4.3
FS2753.20	2466.18	Queenstown Water Taxis Limited	Reject	4.2
FS2753.209	2581.54	Queenstown Water Taxis Limited	Accept	3.4
FS2753.21	2466.19	Queenstown Water Taxis Limited	Reject	1.3 & 1.4
FS2753.210	2581.55	Queenstown Water Taxis Limited	Accept in Part	3.1 & 3.5
FS2753.211	2581.56	Queenstown Water Taxis Limited	Accept	3.6
FS2753.22	2466.20	Queenstown Water Taxis Limited	Accept in Part	1.3 & 1.4
FS2753.23	2466.21	Queenstown Water Taxis Limited	Reject	1.3, 1.4 & 6.1
FS2753.24	2466.22	Queenstown Water Taxis Limited	Accept in Part	6.2
FS2753.25	2466.23	Queenstown Water Taxis Limited	Accept	6.2
FS2753.26	2466.24	Queenstown Water Taxis Limited	Accept in Part	6.2
FS2753.27	2466.25	Queenstown Water Taxis Limited	Reject	1.3 & 1.4
FS2753.28	2466.26	Queenstown Water Taxis Limited	Accept in Part	6.2
FS2753.29	2466.27	Queenstown Water Taxis Limited	Reject	6.2
FS2753.30	2466.28	Queenstown Water Taxis Limited	Accept in Part	8
FS2753.308	2581.153	Queenstown Water Taxis Limited	Accept	3.1 & 3.7
FS2753.309	2581.154	Queenstown Water Taxis Limited	Accept	3.1 & 3.7

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2753.31	2466.29	Queenstown Water Taxis Limited	Reject	8
FS2753.310	2581.155	Queenstown Water Taxis Limited	Accept	3.1 & 3.7
FS2753.311	2581.156	Queenstown Water Taxis Limited	Accept	3.1 & 3.7
FS2753.312	2581.157	Queenstown Water Taxis Limited	Accept	3.1 & 3.7
FS2753.313	2581.158	Queenstown Water Taxis Limited	Accept	3.1 & 3.7
FS2753.32	2466.30	Queenstown Water Taxis Limited	Reject	10
FS2753.54	2466.54	Queenstown Water Taxis Limited	Accept	3.4
FS2753.55	2466.55	Queenstown Water Taxis Limited	Accept in Part	3.1 & 3.5
FS2753.56	2466.56	Queenstown Water Taxis Limited	Accept	3.6
FS2754.36	2618.2	Remarkables Park Limited	Reject	3.1 - 3.6
FS2754.37	2618.3	Remarkables Park Limited	Reject	4.1
FS2754.38	2618.4	Remarkables Park Limited	Reject	1.4
FS2754.39	2618.5	Remarkables Park Limited	Accept	1.3 & 1.4
FS2754.40	2618.6	Remarkables Park Limited	Reject	6.2
FS2754.41	2618.7	Remarkables Park Limited	Reject	8
FS2754.42	2618.8	Remarkables Park Limited	Reject	8
FS2754.59	2466.152	Remarkables Park Limited	Accept in Part	1.3 & 1.4
FS2754.60	2575.7	Remarkables Park Limited	Reject	4.2
FS2754.61	2492.13	Remarkables Park Limited	Reject	1.3 & 1.4
FS2754.62	2376.26	Remarkables Park Limited	Accept in Part	4.2
FS2754.63	2494.16	Remarkables Park Limited	Reject	4.2
FS2754.64	2382.19	Remarkables Park Limited	Accept in Part	1.4 & 6.2

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2754.65	2239.6	Remarkables Park Limited	Reject	1.3 & 1.4
FS2754.66	2239.7	Remarkables Park Limited	Reject	1.3 & 1.4
FS2754.67	2242.16	Remarkables Park Limited	Reject	8
FS2755.35	2618.2	Queenstown Park Limited	Reject	3.1 - 3.6
FS2755.36	2618.3	Queenstown Park Limited	Reject	4.1
FS2755.37	2618.4	Queenstown Park Limited	Reject	1.4
FS2755.38	2618.5	Queenstown Park Limited	Accept	1.3 & 1.4
FS2755.39	2618.6	Queenstown Park Limited	Reject	6.2
FS2755.40	2618.7	Queenstown Park Limited	Reject	8
FS2755.41	2618.8	Queenstown Park Limited	Reject	8
FS2755.58	2466.152	Queenstown Park Limited	Accept in Part	1.3 & 1.4
FS2755.59	2575.7	Queenstown Park Limited	Reject	4.2
FS2755.60	2492.13	Queenstown Park Limited	Reject	1.3 & 1.4
FS2755.61	2376.26	Queenstown Park Limited	Accept in Part	4.2
FS2755.62	2494.16	Queenstown Park Limited	Reject	4.2
FS2755.63	2382.19	Queenstown Park Limited	Accept in Part	1.4 & 6.2
FS2755.64	2239.6	Queenstown Park Limited	Reject	1.3 & 1.4
FS2755.65	2239.7	Queenstown Park Limited	Reject	1.3 & 1.4
FS2755.66	2242.16	Queenstown Park Limited	Reject	8
FS2756.8	2485.11	Kiwi Birdlife Park Limited	Accept	1.3, 1.4 & 6.1
FS2757.4	2618.2	Transpower New Zealand Limited	Reject	3.1 - 3.6
FS2757.5	2540.54	Transpower New Zealand Limited	Accept	1.3, 1.4 & 11
FS2758.1	2446.9	New Zealand Tungsten Mining Limited	Accept	1.3, 1.4 & 5
FS2758.2	2446.10	New Zealand Tungsten Mining Limited	Reject	5

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2758.3	2446.13	New Zealand Tungsten Mining Limited	Reject	1.3 & 1.4
FS2758.4	2446.14	New Zealand Tungsten Mining Limited	Reject	8
FS2758.5	2446.15	New Zealand Tungsten Mining Limited	Reject	8
FS2758.6	2242.12	New Zealand Tungsten Mining Limited	Accept	1.3, 1.4 & 3.2
FS2758.7	2242.16	New Zealand Tungsten Mining Limited	Reject	8
FS2759.5	2242.12	Queenstown Airport Corporation	Accept	1.3, 1.4 & 3.2
FS2759.7	2462.7	Queenstown Airport Corporation	Accept	1.3, 1.4 & 6.2
FS2760.135	2384.4	Real Journeys Limited	Accept in Part	3.4
FS2760.136	2384.5	Real Journeys Limited	Accept	3.6
FS2760.137	2384.6	Real Journeys Limited	Reject	1.3 & 1.4
FS2760.138	2384.7	Real Journeys Limited	Accept	4.1
FS2760.139	2384.8	Real Journeys Limited	Accept	4.1
FS2760.140	2384.9	Real Journeys Limited	Accept	4.1
FS2760.141	2384.10	Real Journeys Limited	Accept	4.2
FS2760.142	2384.11	Real Journeys Limited	Accept	1.3 & 1.4
FS2760.143	2384.12	Real Journeys Limited	Accept	1.3, 1.4 & 6.2
FS2760.144	2384.13	Real Journeys Limited	Accept in Part	1.3, 1.4 & 6.2
FS2760.145	2384.14	Real Journeys Limited	Accept	1.3 & 1.4
FS2760.146	2384.15	Real Journeys Limited	Accept in Part	1.4 & 6.2
FS2760.147	2384.16	Real Journeys Limited	Accept	4.3
FS2760.148	2384.17	Real Journeys Limited	Reject	4.3
FS2760.149	2384.18	Real Journeys Limited	Reject	4.3

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2760.150	2384.19	Real Journeys Limited	Reject	4.3
FS2760.151	2384.20	Real Journeys Limited	Reject	4.3
FS2760.152	2384.21	Real Journeys Limited	Reject	4.3
FS2760.159	2384.28	Real Journeys Limited	Accept in Part	3.1, 3.6 & 3.8
FS2760.163	2373.4	Real Journeys Limited	Accept in Part	3.4
FS2760.164	2373.5	Real Journeys Limited	Accept	3.6
FS2760.165	2373.6	Real Journeys Limited	Reject	1.3 & 1.4
FS2760.166	2373.7	Real Journeys Limited	Accept	4.1
FS2760.167	2373.8	Real Journeys Limited	Accept	4.1
FS2760.168	2373.9	Real Journeys Limited	Accept	4.1
FS2760.169	2373.10	Real Journeys Limited	Accept in Part	4.2
FS2760.170	2373.11	Real Journeys Limited	Reject	4.3
FS2760.171	2373.12	Real Journeys Limited	Accept	1.3 & 1.4
FS2760.172	2373.13	Real Journeys Limited	Accept in Part	4.3
FS2760.173	2373.14	Real Journeys Limited	Accept	1.3, 1.4 & 6.2
FS2760.174	2373.15	Real Journeys Limited	Accept in Part	1.3, 1.4 & 6.2
FS2760.175	2373.16	Real Journeys Limited	Accept	1.3 & 1.4
FS2760.176	2373.17	Real Journeys Limited	Reject	1.3 & 1.4
FS2760.177	2373.18	Real Journeys Limited	Reject	4.3 & 6.2
FS2760.178	2373.19	Real Journeys Limited	Reject	4.3
FS2760.185	2373.26	Real Journeys Limited	Reject	4.3 & 6.2
FS2760.186	2454.1	Real Journeys Limited	Reject	1.5 & 4.3
FS2760.187	2454.2	Real Journeys Limited	Accept	4.3 & 6.2
FS2760.188	2454.3	Real Journeys Limited	Reject	4.3
FS2760.189	2454.4	Real Journeys Limited	Reject	1.5 & 4.3
FS2760.190	2454.5	Real Journeys Limited	Reject	4.3

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2760.191	2454.6	Real Journeys Limited	Reject	3.8
FS2760.192	2454.7	Real Journeys Limited	Accept in Part	4.3
FS2760.193	2454.8	Real Journeys Limited	Reject	4.3
FS2760.197	2290.4	Real Journeys Limited	Accept in part	1.4
FS2760.201	2492.1	Real Journeys Limited	Reject	4.3
FS2760.202	2492.2	Real Journeys Limited	Reject	4.3
FS2760.209	2492.9	Real Journeys Limited	Reject	3.2
FS2760.210	2492.10	Real Journeys Limited	Reject	4.1
FS2760.211	2492.11	Real Journeys Limited	Accept	1.3, 1.4 & 4.3
FS2760.212	2492.12	Real Journeys Limited	Reject	4.2
FS2760.213	2492.13	Real Journeys Limited	Reject	1.3 & 1.4
FS2760.214	2492.14	Real Journeys Limited	Accept in Part	1.3 & 1.4
FS2760.215	2492.15	Real Journeys Limited	Reject	1.3, 1.4 & 6.1
FS2760.216	2492.16	Real Journeys Limited	Accept in Part	6.2
FS2760.217	2492.17	Real Journeys Limited	Accept	6.2
FS2760.218	2492.18	Real Journeys Limited	Accept in Part	6.2
FS2760.219	2492.19	Real Journeys Limited	Reject	1.3 & 1.4
FS2760.220	2492.20	Real Journeys Limited	Accept in Part	6.2
FS2760.221	2492.21	Real Journeys Limited	Reject	6.2
FS2760.222	2492.22	Real Journeys Limited	Accept in Part	8
FS2760.223	2492.23	Real Journeys Limited	Reject	8
FS2760.224	2492.24	Real Journeys Limited	Reject	10
FS2760.24	2538.23	Real Journeys Limited	Accept in Part	3.1 & 3.5
FS2760.248	2492.48	Real Journeys Limited	Accept	3.4
FS2760.249	2492.49	Real Journeys Limited	Accept in Part	3.1 & 3.5
FS2760.25	2538.24	Real Journeys Limited	Accept	3.6

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2760.250	2492.50	Real Journeys Limited	Accept	3.6
FS2760.26	2538.25	Real Journeys Limited	Accept	3.7
FS2760.27	2538.26	Real Journeys Limited	Accept	3.7
FS2760.28	2538.27	Real Journeys Limited	Accept	1.3 & 1.4
FS2760.29	2538.28	Real Journeys Limited	Reject	6.2
FS2760.30	2538.29	Real Journeys Limited	Accept	8
FS2760.31	2538.30	Real Journeys Limited	Accept	8
FS2760.315	2492.115	Real Journeys Limited	Accept	3.1
FS2760.316	2492.116	Real Journeys Limited	Accept	3.1
FS2760.317	2492.117	Real Journeys Limited	Accept	3.1
FS2760.318	2492.118	Real Journeys Limited	Accept	3.1
FS2760.319	2492.119	Real Journeys Limited	Accept	3.1
FS2760.32	2538.31	Real Journeys Limited	Accept	8
FS2760.320	2492.120	Real Journeys Limited	Accept	3.1
FS2760.326	2494.6	Real Journeys Limited	Reject	1.5
FS2760.327	2494.7	Real Journeys Limited	Reject	1.3 & 1.4
FS2760.331	2494.13	Real Journeys Limited	Reject	3.2
FS2760.332	2494.14	Real Journeys Limited	Reject	4.1
FS2760.333	2494.15	Real Journeys Limited	Accept	4.3
FS2760.334	2494.16	Real Journeys Limited	Reject	4.2
FS2760.335	2494.17	Real Journeys Limited	Reject	1.3 & 1.4
FS2760.336	2494.18	Real Journeys Limited	Accept in Part	1.3 & 1.4
FS2760.337	2494.19	Real Journeys Limited	Reject	1.3 & 1.4
FS2760.338	2494.20	Real Journeys Limited	Accept in Part	6.2
FS2760.339	2494.21	Real Journeys Limited	Accept	6.2
FS2760.340	2494.22	Real Journeys Limited	Accept in Part	6.2
FS2760.341	2494.23	Real Journeys Limited	Reject	1.3 & 1.4
FS2760.342	2494.24	Real Journeys Limited	Accept in Part	6.2

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2760.343	2494.25	Real Journeys Limited	Reject	6.2
FS2760.344	2494.26	Real Journeys Limited	Accept in Part	8
FS2760.345	2494.27	Real Journeys Limited	Reject	8
FS2760.346	2494.28	Real Journeys Limited	Reject	10
FS2760.370	2494.52	Real Journeys Limited	Accept	3.4
FS2760.371	2494.53	Real Journeys Limited	Accept	3.1
FS2760.372	2494.54	Real Journeys Limited	Accept	3.1
FS2760.449	2494.149	Real Journeys Limited	Accept in Part	1.3 & 1.4
FS2760.453	2494.153	Real Journeys Limited	Accept	3.1
FS2760.454	2494.154	Real Journeys Limited	Accept	3.1
FS2760.455	2494.155	Real Journeys Limited	Accept	3.1
FS2760.456	2494.156	Real Journeys Limited	Accept	3.1
FS2760.457	2494.157	Real Journeys Limited	Accept	3.1
FS2760.458	2494.158	Real Journeys Limited	Accept	3.1
FS2760.460	2468.9	Real Journeys Limited	Accept in Part	1.3 & 1.4
FS2760.464	2462.6	Real Journeys Limited	Reject	1.3, 1.4 & 4.2
FS2760.506	2446.10	Real Journeys Limited	Reject	5
FS2760.507	2446.9	Real Journeys Limited	Accept	1.3, 1.4 & 5
FS2760.508	2446.13	Real Journeys Limited	Reject	1.3 & 1.4
FS2760.514	2455.17	Real Journeys Limited	Accept in Part	6.2
FS2764.1	2377.35	Queenstown Central Limited	Reject	6.2
FS2767.11	2493.11	Queenstown Commercial Parapenters	Reject	4.2
FS2767.12	2493.13	Queenstown Commercial Parapenters	Reject	6.1
FS2767.13	2493.12	Queenstown Commercial Parapenters	Reject	6.1

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2769.44	2386.17	Arrowtown Retirement Village Joint Venture	Accept in part	1.4
FS2769.47	2386.20	Arrowtown Retirement Village Joint Venture	Accept in part	1.4
FS2771.4	2382.5	John May	Accept in Part	3.4
FS2771.5	2382.13	John May	Accept	6.1
FS2772.12	2388.2	R Hadley	Reject	N/A
FS2772.13	2388.3	R Hadley	Reject	N/A
FS2777.11	2485.11	Skyline Enterprises Limited	Reject	1.3, 1.4 & 6.1
FS2782.45	2487.14	Glencoe Station Limited	Reject	1.3 & 1.4
FS2783.149	2318.11	Lake Hayes Cellar Limited	Accept in part	1.4
FS2787.113	2319.11	P Chittock	Accept in part	1.4
FS2787.35	2315.11	P Chittock	Accept in part	1.4
FS2787.61	2316.11	P Chittock	Accept in part	1.4
FS2787.8	2291.8	P Chittock	Accept in part	1.4
FS2787.87	2317.11	P Chittock	Accept in part	1.4
FS2788.1	2327.1	Henley Downs Land Holdings Ltd	Accept	3.5
FS2788.10	2455.18	Henley Downs Land Holdings Ltd	Reject	8
FS2788.11	2455.19	Henley Downs Land Holdings Ltd	Reject	8
FS2788.12	2494.18	Henley Downs Land Holdings Ltd	Accept in Part	1.3 & 1.4
FS2788.13	2329.1	Henley Downs Land Holdings Ltd	Accept in part	1.4
FS2788.2	2242.12	Henley Downs Land Holdings Ltd	Accept	1.3, 1.4 & 3.2
FS2788.3	2242.16	Henley Downs Land Holdings Ltd	Reject	8
FS2788.7	2446.9	Henley Downs Land Holdings Ltd	Accept	1.3, 1.4 & 5
FS2788.8	2446.10	Henley Downs Land Holdings Ltd	Reject	5
FS2788.9	2446.13	Henley Downs Land Holdings Ltd	Accept	1.3 & 1.4

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2789.1	2327.1	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Accept	3.5
FS2789.10	2455.18	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Reject	8
FS2789.11	2455.19	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Reject	8
FS2789.12	2494.18	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Accept in Part	1.3 & 1.4
FS2789.13	2329.1	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Accept in part	1.4
FS2789.2	2242.12	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Accept	1.3, 1.4 & 3.2
FS2789.26	2454.8	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Reject	4.3
FS2789.27	2454.6	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Reject	3.8
FS2789.3	2242.16	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Reject	8
FS2789.7	2446.9	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Accept	1.3, 1.4 & 5
FS2789.8	2446.10	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Reject	5
FS2789.9	2446.13	Soho Ski Area Ltd and Blackmans Creek No.1 LP	Accept	1.3 & 1.4
FS2790.1	2327.1	Treble Cone Investments Ltd	Accept	3.5
FS2790.10	2455.18	Treble Cone Investments Ltd	Reject	8
FS2790.11	2455.19	Treble Cone Investments Ltd	Reject	8
FS2790.12	2494.18	Treble Cone Investments Ltd	Accept in Part	1.3 & 1.4
FS2790.13	2329.1	Treble Cone Investments Ltd	Accept in part	1.4
FS2790.2	2242.12	Treble Cone Investments Ltd	Accept	1.3, 1.4 & 3.2
FS2790.26	2454.8	Treble Cone Investments Ltd	Reject	4.3

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2790.27	2454.6	Treble Cone Investments Ltd	Reject	3.8
FS2790.3	2242.16	Treble Cone Investments Ltd	Reject	8
FS2790.7	2446.9	Treble Cone Investments Ltd	Accept	1.3, 1.4 & 5
FS2790.8	2446.10	Treble Cone Investments Ltd	Reject	5
FS2790.9	2446.13	Treble Cone Investments Ltd	Accept	1.3 & 1.4
FS2799.1	2468.2	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept in Part	3.1 & 3.3
FS2799.10	2349.2	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	10
FS2799.11	2442.12	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept in Part	11
FS2799.12	2376.44	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	11
FS2799.2	2462.1	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept in Part	3.2
FS2799.3	2457.9	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept in Part	1.3 & 1.4
FS2799.4	2377.31	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept	1.3, 1.4 & 6.2
FS2799.5	2539.1	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Reject	6.2
FS2799.6	2457.11	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept in Part	6.2
FS2799.7	2466.22	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept in Part	6.2

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2799.8	2454.5	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Reject	4.3
FS2799.9	2457.15	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Accept in Part	6.2
FS2800.1	2454.1	Cardrona Alpine Resort Limited	Reject	1.5 & 4.3
FS2800.10	2384.4	Cardrona Alpine Resort Limited	Accept in Part	3.4
FS2800.11	2384.5	Cardrona Alpine Resort Limited	Accept	3.6
FS2800.12	2384.6	Cardrona Alpine Resort Limited	Reject	1.3 & 1.4
FS2800.13	2384.7	Cardrona Alpine Resort Limited	Accept	4.1
FS2800.14	2384.8	Cardrona Alpine Resort Limited	Accept	4.1
FS2800.15	2384.9	Cardrona Alpine Resort Limited	Accept	4.1
FS2800.16	2384.10	Cardrona Alpine Resort Limited	Accept	4.2
FS2800.17	2384.11	Cardrona Alpine Resort Limited	Accept	1.3 & 1.4
FS2800.18	2384.12	Cardrona Alpine Resort Limited	Accept	1.3, 1.4 & 6.2
FS2800.19	2384.13	Cardrona Alpine Resort Limited	Accept in Part	1.3, 1.4 & 6.2
FS2800.2	2454.2	Cardrona Alpine Resort Limited	Accept	4.3 & 6.2
FS2800.20	2384.14	Cardrona Alpine Resort Limited	Accept	1.3 & 1.4
FS2800.21	2384.15	Cardrona Alpine Resort Limited	Accept in Part	1.4 & 6.2
FS2800.22	2384.16	Cardrona Alpine Resort Limited	Accept	4.3
FS2800.23	2384.17	Cardrona Alpine Resort Limited	Reject	4.3
FS2800.24	2384.18	Cardrona Alpine Resort Limited	Reject	4.3
FS2800.25	2384.19	Cardrona Alpine Resort Limited	Reject	4.3
FS2800.26	2384.20	Cardrona Alpine Resort Limited	Reject	4.3
FS2800.27	2384.21	Cardrona Alpine Resort Limited	Reject	4.3
FS2800.3	2454.3	Cardrona Alpine Resort Limited	Reject	4.3

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2800.34	2384.28	Cardrona Alpine Resort Limited	Accept in Part	3.1, 3.6 & 3.8
FS2800.38	2373.4	Cardrona Alpine Resort Limited	Accept in Part	3.4
FS2800.39	2373.5	Cardrona Alpine Resort Limited	Accept	3.6
FS2800.4	2454.4	Cardrona Alpine Resort Limited	Reject	1.5 & 4.3
FS2800.40	2373.6	Cardrona Alpine Resort Limited	Reject	1.3 & 1.4
FS2800.41	2373.7	Cardrona Alpine Resort Limited	Accept	4.1
FS2800.42	2373.8	Cardrona Alpine Resort Limited	Accept	4.1
FS2800.43	2373.9	Cardrona Alpine Resort Limited	Accept	4.1
FS2800.44	2373.10	Cardrona Alpine Resort Limited	Accept in Part	4.2
FS2800.45	2373.11	Cardrona Alpine Resort Limited	Reject	4.3
FS2800.46	2373.12	Cardrona Alpine Resort Limited	Accept	1.3 & 1.4
FS2800.47	2373.13	Cardrona Alpine Resort Limited	Accept in Part	4.3
FS2800.48	2373.14	Cardrona Alpine Resort Limited	Accept	1.3, 1.4 & 6.2
FS2800.49	2373.15	Cardrona Alpine Resort Limited	Accept in Part	1.3, 1.4 & 6.2
FS2800.5	2454.6	Cardrona Alpine Resort Limited	Reject	3.8
FS2800.50	2373.16	Cardrona Alpine Resort Limited	Accept	1.3 & 1.4
FS2800.51	2373.17	Cardrona Alpine Resort Limited	Reject	1.3 & 1.4
FS2800.52	2373.18	Cardrona Alpine Resort Limited	Reject	4.3 & 6.2
FS2800.53	2373.19	Cardrona Alpine Resort Limited	Reject	4.3
FS2800.6	2454.7	Cardrona Alpine Resort Limited	Accept in Part	4.3
FS2800.60	2373.26	Cardrona Alpine Resort Limited	Reject	4.3 & 6.2
FS2800.61	2462.6	Cardrona Alpine Resort Limited	Reject	1.3, 1.4 & 4.2

Visitor Accommodation Variations

Key:

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

Variation to Stage 1 PDP Chapter 2 - Definitions:

<p><u>Residential Visitor Accommodation</u></p>	<p>Means the use of a residential unit including a residential flat by paying guests where the length of stay by any guest is less than 90 nights.</p> <p><u>Excludes: Visitor Accommodation and Homestays.</u></p> <p><u>Note:</u></p> <p><u>Additional requirements of the Building Act 2004 may apply.</u></p>
<p>Homestay</p>	<p>Means a residential activity where an occupied the use of a residential unit or including a residential flat is also used by paying guests <u>(where the length of stay by any guest is less than 90 nights)</u> at the same time that either the residential unit or the residential flat is occupied by residents for use as a Residential Activity. Includes bed & breakfasts and farm-stays.</p> <p><u>Excludes: Residential Visitor Accommodation and Visitor Accommodation.</u></p> <p><u>Note:</u></p> <p><u>Additional requirements of the Building Act 2004 may apply.</u></p>
<p>Registered Holiday Home</p>	<p>Means a stand-alone or duplex residential unit which has been registered with the Council as a Registered Holiday Home. For the purpose of this definition:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A stand-alone residential unit shall mean a residential unit contained wholly within a site and not connected to any other building; <input type="checkbox"/> A duplex residential unit shall mean a residential unit which is attached to another residential unit by way of a common or party wall, provided the total number of residential units attached in the group of buildings does not exceed two residential units; <input type="checkbox"/> Where the residential unit contains a residential flat, the registration as a Registered Holiday Home shall apply to either the letting of the residential unit or the residential flat but not to both. <input type="checkbox"/> Excludes the non-commercial use of a residential unit by other people (for example making a home available to family and/or friends at no charge).
<p>Registered Homestay</p>	<p>Means a Homestay used by up to 5 paying guests which has been registered with the Council as a Registered Homestay.</p> <p><u>Advice Note:</u></p> <p>(i) <u>A formal application must be made to the Council for a property to become a Registered Homestay.</u></p>

<p>Visitor Accommodation</p>	<p>Means the use of land or buildings for short term, fee paying, living accommodation to provide accommodation for paying guests where the length of stay for any visitor/guest is less than 3 months<u>90 nights</u>; and</p> <p>a. Includes such accommodation as camping grounds, motor parks, hotels, motels, boarding houses, guest houses, backpackers' accommodation, bunkhouses, tourist houses, lodges, <u>timeshares, and managed apartments</u> homestays, and the commercial letting of a residential unit; and</p> <p>b. May <u>Includes some centralised services or facilities that are directly associated with, and ancillary to, the visitor accommodation, such as food preparation, dining and sanitary facilities, conference, bar, and recreational facilities and others of a similar nature if such facilities are associated with the visitor accommodation activity. The primary role of these facilities is to service the overnight guests of the accommodation however they can be used by persons not staying overnight on the site.</u></p> <p>iii. <u>Includes onsite staff accommodation.</u></p> <p>iv. <u>Excludes Residential Visitor Accommodation and Homestays.</u></p> <p>For the purpose of this definition:</p> <p>a. The commercial letting of a residential unit in (i) excludes:</p> <ul style="list-style-type: none"> • A single annual let for one or two nights. • Homestay accommodation for up to 5 guests in a Registered Homestay. • Accommodation for one household of visitors (meaning a group which functions as one household) for a minimum stay of 3 consecutive nights up to a maximum (ie: single let or cumulative multiple lets) of 90 nights per calendar year as a Registered Holiday Home. <p>(Refer to respective definitions).</p> <p>b. “Commercial letting” means fee paying letting and includes the advertising for that purpose of any land or buildings.</p> <p>c. Where the provisions above are otherwise altered by Zone Rules, the Zone Rules shall apply.</p>
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Residential Activity	<p>Means the use of land and buildings by people for the purpose of permanent residential accommodation, including all associated accessory buildings, recreational activities and the keeping of domestic livestock. For the purposes of this definition, residential activity shall include Community Housing, emergency, refuge accommodation and the non-commercial use of holiday homes. Excludes visitor accommodation, <u>residential visitor accommodation and homestays.</u></p>
Commercial Activity	<p>Means the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment and services, and includes shops, postal services, markets, showrooms, restaurants, takeaway food bars, professional, commercial and administrative offices, service stations, motor vehicle sales, the sale of liquor and associated parking areas. Excludes recreational, community and service activities, home occupations, visitor accommodation, registered holiday homes <u>residential visitor accommodation and registered homestays-homestays.</u></p>
Activity Sensitive to Aircraft Noise (ASAN)/ Activity Sensitive to Road Noise	<p>Means any residential activity, visitor accommodation activity, <u>residential visitor accommodation activity, homestay activity,</u> community activity and day care facility activity as defined in the District Plan including any outdoor spaces associated with any education activity, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices.</p>

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

7 Lower Density Suburban Residential

7.1 Zone Purpose

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

Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones shown on planning maps, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District's needs. The sub-zones are located in residential areas, and applications for visitor accommodation activities and associated development must address matters that impact on residential amenity, including character, traffic and noise effects. Visitor accommodation located outside of the Visitor Accommodation Sub-Zones is restricted.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis is restricted where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled where the predominant residential character of the environment is retained and the residential amenity values of nearby residents are maintained.

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

7.2 Objectives and Policies

7.2.8 Objective - Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.

Policies

7.2.8.1 Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones that are appropriate for the low density residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.

7.2.8.2 Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character.

7.2.8.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

7.2.8.4 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing.

7.2.8.5 Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects of the activities that differentiate them from residential activities.

7.3 Other Provisions and Rules

7.3.2 Interpreting and Applying the Rules

Renumber 7.3.2.6 as 7.3.2.7

Insert 7.3.2.6 References to the Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Lower Density Suburban Residential Zone.

7.4 Rules - Activities

	Activities located in the Lower Density Suburban Residential Zone	Activity status
<u>7.4.4</u>	<u>Homestays</u>	<u>P</u>
<u>7.4.5</u>	<u>Residential Visitor Accommodation</u> Control is reserved to: <ol style="list-style-type: none"> <u>The scale of the activity, including the number of guests on site per night;</u> <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> <u>The location, provision, use and screening of parking and access;</u> <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> <u>Health and safety provisions in relation to guests;</u> <u>Guest management and complaints procedures;</u> <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> <u>Monitoring requirements, including imposition of an annual monitoring charge.</u> 	<u>C</u>
<u>7.4.5A</u>	<u>Visitor Accommodation in the Visitor Accommodation Sub- Zone</u> Discretion is restricted to: <ol style="list-style-type: none"> <u>The location, nature and scale of activities;</u> <u>Parking and access;</u> <u>Landscaping;</u> <u>Noise generation and methods of mitigation;</u> <u>Hours of operation, including in respect of ancillary activities; and</u> <u>The external appearance of buildings.</u> 	<u>RD</u>
<u>7.4.13</u>	<u>Visitor Accommodation not otherwise identified</u>	<u>NC</u>

7.4 Rules - Standards

	Standards for activities in the Lower Density Suburban Residential Zone	Non- compliance status
7.5.18	<p><u>Residential Visitor Accommodation</u></p> <p><u>7.5.18.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p><u>7.5.18.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>7.5.18.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 7.5.18.1 to 7.5.18.3.</u></p>	<p><u>Sites within the Visitor Accommodation Sub-Zone:</u></p> <p style="text-align: center;"><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>a. The location, nature and scale of activities;</u> <u>b. The location, provision, use and screening of parking and access;</u> <u>c. The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling;</u> <u>d. The compliance of the residential unit with the Building Code as at the date of the consent;</u> <u>e. Health and safety provisions in relation to guests;</u> <u>f. Guest management and complaints procedures;</u> <u>g. The keeping of records of RVA use, and availability of records for Council inspection; and</u> <u>h. Monitoring requirements, including imposition of an annual monitoring charge.</u> <p style="text-align: center;"><u>All other sites:</u></p> <p><u>Standard 7.5.18.1:</u> <u>91-180 nights RD</u> <u>>180 nights NC</u></p> <p><u>All other Standards:</u> <u>NC</u></p> <p><u>For RD non-compliance with Standard 7.5.18.1 discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>i. The nature of the surrounding residential context, including its residential amenity values, cohesion and character, and the effects of the activity on the neighbourhood;</u>

		<ul style="list-style-type: none"> j. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u> k. <u>The scale and frequency of the activity, including the number of guests on site per night;</u> l. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> m. <u>The location, provision, use and screening of parking and access;</u> n. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> o. <u>Health and safety provisions in relation to guests;</u> p. <u>Guest management and complaints procedures;</u> q. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> r. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
<p><u>7.5.19</u></p>	<p><u>Homestay</u></p> <p><u>7.5.19.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>7.5.19.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p><u>7.5.19.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>7.5.19.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>7.5.19.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours'</u></p>	<p><u>Standards 7.5.19.1 and 7.5.19.2: RD</u></p> <p><u>All other Standards: NC</u></p> <p><u>For non-compliance with Standards 7.5.19.1 and 17.5.19.2 discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</u> b. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u> c. <u>The scale and frequency of the activity, including the number of</u>

	<u>notice, in order to monitor compliance with rules 7.5.19.1 to 7.5.19.5.</u>	<u>nights per year;</u> d. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> e. <u>The location, provision, use and screening of parking and access;</u> f. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u> g. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
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7.5 Rules - Non-Notification of Applications

7.6.1.2 Visitor Accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones

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

8 Medium Density Residential

8.1 Zone Purpose

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

Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones shown on planning maps, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District’s needs, and in the Wanaka Town Centre Transition Overlay. The sub-zones are located in residential areas, and applications for visitor accommodation activities and associated development must address matters that impact on residential amenity, including character, traffic and noise effects.

Visitor accommodation located outside of the Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay is restricted, although residential visitor accommodation is provided for in proximity to the Wanaka town centre.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis is restricted, where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled, where the predominant residential character of the environment is retained and the residential values amenity of nearby residents are maintained.

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

8.2 Objectives and Policies

8.2.11 Objective - Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.

Policies

8.2.11.1 Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay Sub-Zones, and for residential visitor accommodation in proximity to the Wanaka town centre, that are appropriate for the medium density residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.

8.2.11.2 Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay to ensure that the zone maintains a residential character.

8.2.11.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

8.2.11.4 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

8.2.11.5 Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects that differentiate them from residential activities.

8.3 Other Provisions and Rules

8.3.2 Interpreting and Applying the Rules

Renumber 8.3.2.7 as 8.3.2.8

Insert 8.3.2.7 References to Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Medium Density Residential Zone.

8.4 Rules - Activities

	Activities located in the Medium Density Residential Zone	Activity status
<u>8.4.7</u>	<u>Homestays</u>	<u>P</u>
<u>8.4.7A</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> a. <u>The scale of the activity, including the number of guests on site per night;</u> b. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> c. <u>The location, provision, use and screening of parking and access;</u> d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> e. <u>Health and safety provisions in relation to guests;</u> f. <u>Guest management and complaints procedures;</u> g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u> 	<u>C</u>
<u>8.4.11</u>	<p><u>Visitor Accommodation in the Visitor Accommodation Sub-Zone and Wanaka Town Centre Transition Overlay</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>Parking and access;</u> c. <u>Landscaping;</u> d. <u>Noise generation and methods of mitigation;</u> e. <u>Hours of operation, including in respect of ancillary activities;</u> f. <u>The external appearance of buildings; and</u> g. <u>Infrastructure, servicing and capacity.</u> 	<u>RD</u>
<u>8.4.17</u>	<u>Visitor Accommodation not otherwise identified</u>	<u>NC</u>

8.5 Rules - Standards

	Standards for activities located in the Medium Density Residential Zone	Non- compliance status
8.5.17	<p><u>Residential Visitor Accommodation</u></p> <p>8.5.17.1 <u>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p>8.5.17.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>8.5.17.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 8.5.17.1 to 8.5.17.3.</u></p>	<p><u>Sites within the Visitor Accommodation Sub-Zone & the MDRZ on Map 21:</u></p> <p style="text-align: center;"><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>a. The location, nature and scale of activities;</u> <u>b. The location, provision, use and screening of parking and access;</u> <u>c. The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling.</u> <u>d. The compliance of the residential unit with the Building Code as at the date of the consent;</u> <u>e. Health and safety provisions in relation to guests;</u> <u>f. Guest management and complaints procedures;</u> <u>g. The keeping of records of RVA use, and availability of records for Council inspection; and</u> <u>h. Monitoring requirements, including imposition of an annual monitoring charge.</u> <p style="text-align: center;"><u>All other sites:</u></p> <p><u>Standard 8.5.17.1:</u> <u>91-180 nights...RD</u> <u>>180 nights...NC</u></p> <p><u>All other Standards:</u> <u>NC</u></p> <p><u>For RD non-compliance with Standard 8.5.17.1 discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>i. The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</u>

		<ul style="list-style-type: none"> j. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u> k. <u>The scale and frequency of the activity, including the number of nights per year;</u> l. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> m. <u>The location, provision, use and screening of parking and access;</u> n. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> o. <u>Health and safety provisions in relation to guests;</u> p. <u>Guest management and complaints procedures;</u> q. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> r. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
<p><u>8.5.18</u></p>	<p><u>Homestay</u></p> <p>8.5.18.1 <u>Must not exceed 5 paying guests on a site per night.</u></p> <p>8.5.18.2 <u>Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p>8.5.18.3 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>8.5.18.4 <u>The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p>8.5.18.5 <u>Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 8.5.18.1 to 8.5.18.5.</u></p>	<p><u>Standards 8.5.18.1 and 8.5.18.2:</u> <u>RD</u></p> <p><u>All other Standards:</u> <u>NC</u></p> <p><u>For non-compliance with Standards 8.5.18.1 and 8.5.18.2 discretion is restricted to</u></p> <ul style="list-style-type: none"> a. <u>The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</u> b. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u> c. <u>The scale and frequency of the activity, including the number of nights per year;</u>

		<ul style="list-style-type: none"> d. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> e. <u>The location, provision, use and screening of parking and access;</u> f. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u> g. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
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8.6 Rules - Non-Notification of Applications

8.6.1.2 Visitor Accommodation and residential visitor accommodation within the Visitor Accommodation Sub-Zone and Wanaka Town Centre Transition Overlay.

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

9 High Density Residential

9.1 Zone Purpose

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

Visitor accommodation, residential visitor accommodation and homestays are anticipated and enabled in this zone, which is located near the town centres, to respond to projected growth in visitor numbers, provided that adverse effects on the residential amenity values of nearby residents is avoided, remedied or mitigated.

9.2 Objectives and Policies

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

Policies

- 9.2.8.1 Provide sufficient high density zoned land to enable a range of accommodation options for visitors to establish close to town centres.
- 9.2.8.2 Enable a range of accommodation options which positively contribute to residential amenity values by ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.
- 9.2.8.3 Ensure that visitor accommodation development utilises existing infrastructure and minimise impacts on infrastructure and roading networks.
- 9.2.8.4 Ensure that the design of buildings for visitor accommodation contributes positively to the visual quality of the environment through the use of connection to the street, interesting built forms, landscaping, and response to site context.

9.4 Rules - Activities

	Activities located in the High Density Residential Zone	Activity status
9.4.4	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>
9.4.6	<p><u>Visitor Accommodation</u> including licensed premises within a visitor accommodation development</p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>Parking and access;</u> c. <u>Landscaping;</u> d. <u>Noise;</u> e. <u>Hours of operation, including in respect of ancillary activities; and</u> f. <u>The external appearance of buildings.</u> 	<u>RD</u>

9.5 Rules – Standards

	Standards for activities located in the High Density Residential Zone	Non- compliance status
9.5.14	<p><u>Residential Visitor Accommodation</u></p> <p><u>9.5.14.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p><u>9.5.14.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>9.5.14.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>9.5.14.4 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p><u>9.5.14.5 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>9.5.14.6 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 9.5.14.1 to 9.5.14.5.</u></p>	<p style="text-align: center;"><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>The location, provision, and screening of parking and access;</u> c. <u>The management of noise, rubbish and outdoor activities;</u> d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> e. <u>Health and safety provisions in relation to guests;</u> f. <u>Guest management and complaints procedures;</u> g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
9.5.15	<p><u>Homestay</u></p> <p><u>9.5.15.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>9.5.15.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p><u>9.5.15.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>9.5.15.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>9.5.15.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a</u></p>	<p style="text-align: center;"><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>The location, provision, and screening of parking and access;</u> c. <u>The management of noise, rubbish and outdoor activities;</u> d. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u>

	<p><u>form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 9.5.15.1 to 9.5.15.5.</u></p>	<p>e. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
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9.6 Rules – Non-Notification of Applications

9.6.2.3 Visitor accommodation and residential visitor accommodation

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

10 ARROWTOWN RESIDENTIAL HISTORIC MANAGEMENT ZONE

10.2 Zone Purpose

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

Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones shown on planning maps, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District's needs, and in the Arrowtown Town Centre Transition Overlay. The sub-zones are located in residential areas, and applications for visitor accommodation activities and associated development must address matters that impact on residential amenity, including character, traffic and noise effects.

Visitor accommodation outside of the Arrowtown Town Centre Transition Overlay and the Visitor Accommodation Sub-Zone is restricted.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis, is restricted, where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled, where the predominant residential character of the environment is retained and the residential amenity values of nearby residents is maintained.

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

10.2 Objectives and Policies

10.2.5 Objective –Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.

Policies

10.2.5.1 Provide for visitor accommodation and residential visitor accommodation that is appropriate for the low density residential environment in the Arrowtown Town Centre Transition Overlay and the Visitor Accommodation Sub-Zone.

10.2.5.2 Restrict the establishment of visitor accommodation in locations outside the Arrowtown Town Centre Transition Overlay and the Visitor Accommodation Sub-Zone to ensure that the zone maintains a residential character.

10.2.5.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

10.2.5.4 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing.

10.2.5.5 Manage the effects of residential visitor accommodation and homestays outside the

Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects of the activities that differentiate them from residential activities.

10.3 Other Provisions and Rules

10.3.2 Interpreting and Applying the Rules

Renumber 10.3.2.5 as 10.3.2.6

Insert 10.3.2.5 References to the Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Arrowtown Residential Historic Management Zone.

10.4 Rules – Activities

Table 1	Activities located in the Arrowtown Residential Historic Management Zone	Activity status
<u>10.4.5</u>	<u>Homestays</u>	<u>P</u>
<u>10.4.5A</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> a. <u>The scale of the activity, including the number of guests on site per night;</u> b. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> c. <u>The location, provision, use and screening of parking and access;</u> d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> e. <u>Health and safety provisions in relation to guests;</u> f. <u>Guest management and complaints procedures;</u> g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u> 	<u>C</u>

<u>10.4.7</u>	<p><u>Visitor Accommodation in the Arrowtown Town Centre Transition Overlay and the Visitor Accommodation Sub-Zone</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>Parking and access;</u> c. <u>Landscaping;</u> d. <u>Noise generation and methods of mitigation;</u> e. <u>Hours of operation, including in respect of ancillary activities; and</u> f. <u>The external appearance of buildings.</u> 	<u>RD</u>
<u>10.4.11</u>	<u>Visitor Accommodation not otherwise identified</u>	<u>NC</u>

10.5 Rules – Standards

Table 2	Standards for Activities: Arrowtown Residential Historic Management Zone	Non- compliance status
<p><u>10.5.9</u></p>	<p><u>Residential Visitor Accommodation</u></p> <p>10.5.9.1 <u>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p>10.5.9.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>10.5.9.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 10.5.9.1 to 10.5.9.3.</u></p>	<p><u>Sites within the Visitor Accommodation Sub-Zone and/or Town Centre Transition Overlay:</u></p> <p><u>RD*</u></p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>The location, provision, use and screening of parking and access;</u> c. <u>The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling.</u> d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> e. <u>Health and safety provisions in relation to guests;</u> f. <u>Guest management and complaints procedures;</u> g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u> <p><u>All other sites:</u></p> <p><u>Standard 10.5.9.1:</u> <u>91-180 nights RD</u> <u>>180 nights NC</u></p> <p><u>All other Standards:</u> <u>NC</u></p> <p><u>For RD non-compliance with Standard 10.5.9.1 discretion is restricted to:</u></p> <ol style="list-style-type: none"> i. <u>The nature of the surrounding residential context, including its residential amenity values, cohesion and character, and the effects of the activity on the neighbourhood;</u> j. <u>The cumulative effect of the</u>

		<p><u>activity, when added to the effects of other activities occurring in the neighbourhood;</u></p> <p>k. <u>The scale and frequency of the activity, including the number of guests on site per night;</u></p> <p>l. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></p> <p>m. <u>The location, provision, use and screening of parking and access;</u></p> <p>n. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></p> <p>o. <u>Health and safety provisions in relation to guests;</u></p> <p>p. <u>Guest management and complaints procedures;</u></p> <p>q. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></p> <p>r. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
<p><u>10.5.10</u></p>	<p><u>Homestay</u></p> <p><u>10.5.10.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>10.5.10.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p><u>10.5.10.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>10.5.10.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>10.5.10.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 10.5.10.1 to 10.5.10.5.</u></p>	<p><u>Standards 10.5.10.1 and 10.5.10.2: RD</u></p> <p><u>All other Standards: NC</u></p> <p><u>For non-compliance with Standards 10.5.10.1 and 10.5.10.2 discretion is restricted to:</u></p> <p>a. <u>The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</u></p> <p>b. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u></p> <p>c. <u>The scale and frequency of the activity, including the number of nights per year;</u></p> <p>d. <u>The management of noise, use</u></p>

		<p><u>of outdoor areas, rubbish and recycling;</u></p> <p>e. <u>The location, provision, use and screening of parking and access;</u></p> <p>f. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></p> <p>g. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
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10.6 Rules – Non-Notification of Applications

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

10.6.1.1 Visitor Accommodation and residential visitor accommodation in the Arrowtown Town Transition Overlay and the Visitor Accommodation Sub-Zone.

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

11 Large Lot Residential

11.1 Zone Purpose

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

Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones and shown on planning maps, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District's needs. The sub-zones are located in residential areas, and applications for visitor accommodation activities and associated development must address matters that impact on residential amenity, including character, traffic and noise effects.

Visitor accommodation outside of the Visitor Accommodation Sub-Zones is restricted.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis, is restricted, where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled, where the predominant residential character of the environment is retained and the residential amenity values of nearby residents are maintained.

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

11.2 Objectives and Policies

11.2.3 Objective – Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.

Policies

11.2.3.1 Provide for visitor accommodation and residential visitor accommodation that are appropriate for the low density residential environment in the Visitor Accommodation Sub-Zones, while ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.

11.2.3.2 Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character.

11.2.3.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

11.2.3.4 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing.

11.2.3.5 Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of the use and those effects of the activities that differentiate them from residential activities.

11.3 Other Provisions and Rules

11.3.2 Interpreting and Applying the Rules

Renumber 11.3.2.5 as 11.3.2.6

Insert 11.3.2.5 References to the Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Large Lot Residential Zone.

11.4 Rules – Activities

Table 1	Activities located in the Large Lot Residential Zone	Activity status
<u>11.4.4</u>	<u>Homestays</u>	<u>P</u>
<u>11.4.5</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> a. <u>The scale of the activity, including the number of guests on site per night;</u> b. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> c. <u>The location, provision, use and screening of parking and access;</u> d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> e. <u>Health and safety provisions in relation to guests;</u> f. <u>Guest management and complaints procedures;</u> g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u> 	<u>C</u>
<u>11.4.5A</u>	<p><u>Visitor Accommodation in the Visitor Accommodation Sub-Zone</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>Parking and access;</u> c. <u>Landscaping;</u> d. <u>Noise generation and the methods of mitigation;</u> e. <u>Hours of operation, including in respect of ancillary activities; and</u> f. <u>The external appearance of buildings.</u> 	<u>RD</u>
<u>11.4.10</u>	<u>Visitor Accommodation not otherwise identified</u>	<u>NC</u>

11.5 Rules – Standards for Activities

Table 2	Standards for Activities	Non- compliance status
<p><u>11.5.13</u></p>	<p><u>Residential Visitor Accommodation</u></p> <p>11.5.13.1 <u>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p>11.5.13.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>11.5.13.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 11.5.13.1 to 11.5.13.3.</u></p> <p>-</p>	<p><u>Sites within the Visitor Accommodation Sub-Zone:</u></p> <p style="text-align: center;"><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>a. The location, nature and scale of activities;</u> <u>b. The location, provision, use and screening of parking and access;</u> <u>c. The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling.</u> <u>d. The compliance of the residential unit with the Building Code as at the date of the consent;</u> <u>e. Health and safety provisions in relation to guests;</u> <u>f. Guest management and complaints procedures;</u> <u>g. The keeping of records of RVA use, and availability of records for Council inspection; and</u> <u>h. Monitoring requirements, including imposition of an annual monitoring charge.</u> <p style="text-align: center;"><u>All other sites:</u></p> <p><u>Standard 11.5.13.1:</u> <u>91-180 nights RD</u> <u>>180 nights NC</u></p> <p><u>All other Standards:</u> <u>NC</u></p> <p><u>For RD non-compliance with Standard 11.5.13.1 discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>i. The nature of the surrounding residential context, including its residential amenity values, cohesion and character, and the effects of the activity on the neighbourhood;</u>

		<ul style="list-style-type: none"> j. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u> k. <u>The scale and frequency of the activity, including the number of guests on site per night;</u> l. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> m. <u>The location, provision, use and screening of parking and access;</u> n. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> o. <u>Health and safety provisions in relation to guests;</u> p. <u>Guest management and complaints procedures;</u> q. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> r. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
<p><u>11.5.14</u></p>	<p><u>Homestay</u></p> <p><u>11.5.14.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>11.5.14.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p><u>11.5.14.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>11.5.14.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>11.5.14.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>Note: The Council may request that records are</p>	<p><u>Standards 11.5.14.1 and 11.5.14.2: RD</u></p> <p><u>All other Standards: NC</u></p> <p><u>For non-compliance with Standards 11.5.14.1 and 11.5.14.2 discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</u> b. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u> c. <u>The scale and frequency of the</u>

	<p><u>made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 11.5.14.1 to 11.5.14.5.</u></p>	<p><u>activity, including the number of nights per year;</u></p> <p>d. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></p> <p>e. <u>The location, provision, use and screening of parking and access;</u></p> <p>f. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></p> <p>g. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
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11.6 Rules – Non-Notification of Applications

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

11.6.1.1 Visitor Accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zone.

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

16 Business Mixed Use Zone

16.4 Rules – Activities

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

16.5 Rules – Standards

	Standards for activities located in the Business Mixed Use Zone	Non- compliance status
16.5.12	<p><u>Residential Visitor Accommodation</u></p> <p>16.5.12.1 <u>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p>16.5.12.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>16.5.12.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p>16.5.12.4 <u>The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p>16.5.12.5 <u>Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>16.5.12.6 <u>Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 16.5.12.1 to 16.5.12.6.</u></p>	<p><u>C</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> <u>The location, nature and scale of activities;</u> <u>The location, provision, and screening of parking and access;</u> <u>The management of noise, rubbish and outdoor activities;</u> <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> <u>Health and safety provisions in relation to guests;</u> <u>Guest management and complaints procedures;</u> <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>

<p><u>16.5.13</u></p>	<p><u>Homestay</u></p> <p><u>16.5.13.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>16.5.13.2 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p><u>16.5.13.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>16.5.13.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>16.5.13.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 16.5.13.1 to 16.5.13.5.</u></p>	<p style="text-align: center;"><u>C</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>The location, provision, and screening of parking and access;</u> c. <u>The management of noise, rubbish and outdoor activities;</u> d. <u>The keeping of records of Homestay use, and availability of records for Council inspection;</u> e. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
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New Stage 2 PDP provisions, added to Stage 1 Chapter 21 Rural chapter

21 Rural

21.4 Rules – Activities

Table 1	Activities – Rural Zone	Activity status
<u>21.4.15</u>	<u>Residential Visitor Accommodation and Homestays</u>	P

21.9 Rules - Standards for Commercial Activities

<u>Table 6</u>	<u>Standards for Commercial Activities</u>	<u>Non-compliance status</u>
<u>21.9.5</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>21.9.5.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p><u>21.9.5.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p><u>21.9.5.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>21.9.5.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 21.9.5.1 to 21.9.5.4.</u></p>	<p style="text-align: center;"><u>C</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> <u>a. The scale of the activity, including the number of guests per night and the number guest nights the activity operates in a 12 month period;</u> <u>b. The management of noise, rubbish and outdoor activities;</u> <u>c. The compliance of the residential unit with the Building Code as at the date of the consent;</u> <u>d. Health and safety provisions in relation to guests;</u> <u>e. Guest management and complaints procedures;</u> <u>f. The keeping of records of RVA use, and availability of records for Council inspection; and</u> <u>g. Monitoring requirements, including imposition of an annual monitoring charge.</u>

<p><u>21.9.6</u></p>	<p><u>Homestay</u></p> <p><u>21.9.6.1 Must not exceed 5 paying guests per night.</u></p> <p><u>21.9.6.2 The Council must be notified in writing prior to the commencement of a Homestay activity</u></p> <p><u>21.9.6.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 21.9.6.1 to 21.9.6.3.</u></p>	<p style="text-align: center;"><u>C</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> a. <u>The scale of the activity, including the number of guests per night and the number guest nights the activity operates in a 12 month period;</u> b. <u>The management of noise, rubbish and outdoor activities;</u> c. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u> d. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
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22 New Stage 2 PDP provisions, added to Stage 1 Chapter 22 Rural Residential & Rural Lifestyle chapter

23 Rural Residential & Rural Lifestyle

22.2 Objectives and Policies

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

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

22.4 Rules - Activities

Table 1	Activities – Rural Residential and Rural Lifestyle Zones	Activity status
<u>22.4.7</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

22.5 Rules - Standards

Table 2	Standards - Rural Residential and Rural Lifestyle Zones	Non-compliance status
<u>22.5.14</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>22.5.14.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p><u>22.5.14.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p><u>22.5.14.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>25.5.14.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 22.5.14.1 to 22.5.14.4.</u></p>	<u>D</u>

<p><u>22.5.15</u></p>	<p><u>Homestay</u></p> <p><u>22.5.15.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>22.5.15.2 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>22.5.15.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 22.5.15.1 to 22.5.15.3.</u></p>	<p><u>D</u></p>
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New Stage 2 PDP provisions, added to Stage 1 Chapter 23 Gibbston Character Zone chapter

23 Gibbston Character Zone

23.4 Rules - Activities

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

23.5 Rules - Standards

Table 4	Standards for Residential Visitor Accommodation and Homestays	Non-compliance status
<u>23.5.12</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>23.5.12.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p><u>23.5.12.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p><u>23.5.12.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>23.5.12.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 23.5.12.1 to 23.5.12.4.</u></p>	<u>D</u>
<u>23.5.13</u>	<p><u>Homestay</u></p> <p><u>23.5.13.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>23.5.13.2 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>23.5.13.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 23.5.13.1 to 23.5.13.3.</u></p>	<u>D</u>

New Stage 2 PDP provisions, added to Stage 2 Chapter 24

Key:

No underlining shown for additional text for Wakatipu Basin Rural Amenity Zone. All text is new text to be added.

24 Wakatipu Basin Rural Amenity Zone

24.2.5.3 Provide for non-residential activities, including restaurants, visitor accommodation, and commercial recreation activities while ensuring these are appropriately located and of a scale and intensity that ensures that the amenity, quality and character of the Precinct is retained.

24.4 Rules - Activities

	Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone	Activity Status
[...]		
24.4.15	Residential visitor accommodation and homestays.	P
24.4.21	Visitor accommodation	D
[...]		

	Table 24.3 – Standards	Non-compliance status
[...]		
24.5.20	<p>Residential visitor accommodation</p> <p>Residential visitor accommodation – Excluding the Lifestyle Precinct</p> <p>24.5.20.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</p> <p>24.5.20.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</p> <p>24.5.20.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>24.5.20.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 24.5.20.1 to 24.5.20.4.</p>	<p>C</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> The scale of the activity, including the number of guests per night and the number guest nights the activity operates in a 12 month period; The management of noise, rubbish and outdoor activities; The compliance of the residential unit with the Building Code as at the date of the consent; Health and safety provisions in relation to guests; Guest management and complaints procedures; The keeping of records of RVA use, and availability of records for Council

		inspection; and g. Monitoring requirements, including imposition of an annual monitoring charge.
24.5.21	<p>Residential visitor accommodation – Lifestyle Precinct only</p> <p>24.5.21.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</p> <p>24.5.21.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</p> <p>24.5.21.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>24.5.21.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 24.5.21.1 to 24.5.21.4</p>	D
24.5.22	<p>Homestay</p> <p>Homestay– Excluding the Lifestyle Precinct</p> <p>24.5.22.1 Must not exceed 5 paying guests on a site per night.</p> <p>24.5.22.2 The Council must be notified in writing prior to the commencement of a Homestay activity.</p> <p>24.5.22.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 24.5.22.1 to 24.5.22.3.</p>	<p>C</p> <p>Control is reserved to:</p> <p>a. The scale of the activity, including the number of guests per night and the number guest nights the activity operates in a 12 month period;</p> <p>b. The management of noise, rubbish and outdoor activities;</p> <p>c. The keeping of records of Homestay use, and availability of records for Council inspection; and</p> <p>d. Monitoring requirements, including imposition of an annual monitoring charge.</p>

<p>24.5.23</p>	<p>Homestay – Lifestyle Precinct only</p> <p>24.5.23.1 Must not exceed 5 paying guests on a site per night.</p> <p>24.5.23.2 The Council must be notified in writing prior to the commencement of a Homestay activity.</p> <p>24.5.23.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 24.5.23.1 to 24.5.23.3.</p>	<p><u>D</u></p>
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New Stage 2 PDP provisions, added to Stage 1 Chapter 41 Jacks Point chapter

41 Jacks Point

41.4 Rules - Activities

Table 1	Activities Located within the Jacks Point Zone	Activity status
41.4.1.9	<u>All Residential (R) Activity Areas and Rural Living (RL) Activity Area</u> Residential Visitor Accommodation and Homestays	<u>P</u>

Table 2	Activities located in the Jacks Point Zone – Village and Education Activity Areas	Activity Status
41.4.2.1	Any commercial, community, residential, <u>residential visitor accommodation, homestay, or visitor accommodation activity</u> within the Jacks Point (V) or Homestead Bay (HB) Village Activity Areas, including the addition, alteration or construction of associated buildings, provided the application is in accordance with a Comprehensive Development Plan incorporated in the District Plan, which applies to the whole of the relevant Village Activity Area and is sufficiently detailed to enable the matters of control listed below to be fully considered.	C

41.5 Rules – Activity Standards

Table 6	Standards for activities located in the Jacks Point Zone – Residential Activity Areas	Non-compliance status
41.5.1.12	<u>Residential Visitor Accommodation</u> 41.5.1.12.1 <u>Must be limited to one residential unit or residential flat per site not exceeding a cumulative total of 42 nights occupation by paying guests on a site per 12 month period.</u> 41.5.1.12.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u> 41.5.1.12.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the</u>	<u>D</u>

	<p><u>residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p>41.5.1.12.4 <u>The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p>41.5.1.12.5 <u>Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>41.5.1.12.6 <u>Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p>Note: <u>The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 41.5.1.12.1 to 41.5.1.12.6.</u></p>	
<p><u>41.5.1.13</u></p>	<p><u>Homestay</u></p> <p>41.5.1.13.1 <u>May occur within either an occupied residential unit or an occupied residential flat on a site, and must not occur within both on a site.</u></p> <p>41.5.1.13.2 <u>Must not exceed 3 paying guests on a site per night.</u></p> <p>41.5.1.13.3 <u>Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p>41.5.1.13.4 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>41.5.1.13.5 <u>The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p>41.5.1.13.6 <u>Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>Note: <u>The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 41.5.1.13.1 to 41.5.1.13.6.</u></p>	<p><u>D</u></p>

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

42 Waterfall Park

42.4 Rules - Activities

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

42.5 Rules - Standards

	Standards for activities located in the Waterfall Park Zone	Non- compliance status
<u>42.5.9</u>	<p><u>Residential Visitor Accommodation</u></p> <p>42.5.9.1 <u>Must be limited to one residential unit or residential flat per site–not exceeding a cumulative total of 179 nights occupation by paying guests on a site per 12 month period.</u></p> <p>42.5.9.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>42.5.9.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p>42.5.9.4 <u>The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p>42.5.9.5 <u>Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>42.5.9.6 <u>Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p>	<p><u>C</u></p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> <u>The location, nature and scale of activities;</u> <u>The location, provision, and screening of parking and access;</u> <u>The management of noise, rubbish and outdoor activities;</u> <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> <u>Health and safety provisions in relation to guests;</u> <u>Guest management and complaints procedures;</u> <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>

	<p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 42.5.9.1 to 42.5.9.6.</u></p>	
<p>42.5.10</p>	<p><u>Homestay</u></p> <p>42.5.10.1 <u>May occur within either an occupied residential unit or an occupied residential flat on a site, and must not occur within both on a site.</u></p> <p>42.5.10.2 <u>Must not exceed 5 paying guests on a site per night.</u></p> <p>42.5.10.3 <u>Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p>42.5.10.4 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>42.5.10.5 <u>The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p>42.5.10.6 <u>Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 42.5.10.1 to 42.5.10.6.</u></p>	<p style="text-align: center;"><u>C</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>The location, provision, and screening of parking and access;</u> c. <u>The management of noise, rubbish and outdoor activities;</u> d. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u> e. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>

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

43 Millbrook

43.4 Rules - Activities

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

43.5 Rules - Standards

	Rules – Millbrook	Non- compliance status
43.5.14	<p><u>Residential Visitor Accommodation.</u></p> <p>43.5.14.1 <u>Must be limited to one residential unit or residential flat per site not exceeding a cumulative total of 179 nights occupation by paying guests on a site per 12 month period.</u></p> <p>43.5.14.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>43.5.14.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p>43.5.14.4 <u>The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p>43.5.14.5 <u>Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>43.5.14.6 <u>Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 43.5.14.1 to 43.5.14.6.</u></p>	<p><u>C</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> <u>The location, nature and scale of activities;</u> <u>The location, provision, and screening of parking and access;</u> <u>The management of noise, rubbish and outdoor activities;</u> <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> <u>Health and safety provisions in relation to guests;</u> <u>Guest management and complaints procedures;</u> <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>

<p><u>43.5.15</u></p>	<p><u>Homestay</u></p> <p><u>43.5.15.1 May occur within either an occupied residential unit or an occupied residential flat on a site, and must not occur within both on a site.</u></p> <p><u>43.5.15.2 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>43.5.15.3 Must comply with minimum parking requirements of standard 29.8.9 in Chapter 29 Transport.</u></p> <p><u>43.5.15.4 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>43.5.15.5 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>43.5.15.6 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 43.5.15.1 to 43.5.15.6.</u></p>	<p style="text-align: center;"><u>C</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>The location, provision, and screening of parking and access;</u> c. <u>The management of noise, rubbish and outdoor activities;</u> d. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u> e. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
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QUEENSTOWN LAKES DISTRICT COUNCIL

Hearing of Submissions on Proposed District Plan

Stream 15 Report

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

Report 19.2

Visitor Accommodation, including Visitor Accommodation Sub-Zones

Commissioners

Denis Nugent (Chair)

Sarah Dawson

Calum MacLeod

Robert Nixon

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PART A – VARIATIONS AMENDING PDP TEXT

1. PRELIMINARY

1.1 Introduction

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

1.2 Terminology in this Report

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

ASAN	Activity Sensitive to Aircraft Noise
BnB	Bed and breakfast
BRA	Building Restriction Area
District	Queenstown Lakes District
Federated Farmers	Federated Farmers of New Zealand Inc
Fish and Game	Otago Fish and Game Council
GCZ	Gibbston Character Zone
Group of proforma submissions identified by Ms Bowbyes	Submissions 2057, 2058, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2080, 2081, 2082, 2092, 2093, 2102, 2180, 2111, 2112, 2113, 2114, 2116, 2117, 2119, 2179, 2396, 2399, 2402, 2415, 2416, 2427, 2428, 2431, 2438, 2481, 2495, 2507, 2533, 2565, 2570, 2583, 2588, 2704, 2705, 2730, 2736, 2801
HDCA	Housing Development Capacity Assessment, 2017. Prepared for Queenstown Lakes District Council, by m.e. consulting. Draft Final (Ref. QLDC002.17)
Jacks Point Group	Henley Downs Farm Holdings Limited and Henley Downs Land Holdings Limited ¹ ; and Darby Planning LP ²
JPZ	Jacks Point Zone
LLRZ	Large Lot Residential Zone

¹ Submission 2381

² Submission 2376

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

³ Submission 2592

⁴ Submission 2600

⁵ Submission 2598

1.3 Background

3. This report deals with the submissions and further submissions lodged in respect of The Council's notified visitor accommodation variation, which inserted provisions into the PDP (Stage 1) relating to Residential Visitor Accommodation, Homestays, and other visitor accommodation, including applying Visitor Accommodation Sub-Zones on the Planning Maps.
4. Ms Amy Bowbyes, a senior policy planner employed by the Council, prepared a Section 42A Report, rebuttal evidence and a reply statement relating to all aspects of the variation, other than the mapping of VASZs. She also provided an additional statement of evidence responding to the submission of Relax Its Done⁶. Ms Bowbyes' evidence was supported by expert economics evidence-in-chief, rebuttal and reply evidence from Mr Robert Heyes, an economics consultant engaged by the Council. Ms Bowbyes and Mr Heyes contributed to a Memorandum of Counsel for the Council responding to issues raised during the hearing⁷. Ms Rosalind Devlin, a consultant planner engaged by the Council, prepared a Section 42A Report, supplementary evidence, rebuttal evidence and a reply statement relating to the mapping of VASZs. Ms Bowbyes advised us that she was not the author of the notified variation or the accompanying section 32 report. We also had the benefit of evidence from numerous submitters.
5. Due to a change in circumstances for Ms Devlin during the course of the hearing⁸, Ms Bowbyes took over advising the Panel in relation to the VASZ sought by Teece Irrevocable Trust No. 3⁹. Ms Bowbyes prepared additional rebuttal evidence in relation to this submission. We appreciate being advised of this situation and are satisfied that both Ms Devlin and Ms Bowbyes approached their tasks as the Council's reporting officers on this matter professionally.
6. The hearings proceeded as described in Report 19.1.

1.4 General Submissions

7. As set out in Report 19.1, where a submission seeking a change to the variation was only considered in evidence from the Council, without the benefit of evidence from the submitter or from a submitter on a related submission, we have no basis in evidence to depart from the recommendation of the Council's witness and recommend accordingly.
8. Several submissions on Stage 1 of the PDP were carried over to be heard in conjunction with the variation. These were listed and addressed in the Section 42A Report prepared by Ms Bowbyes¹⁰. Ms Bowbyes noted that these submissions related only to the definitions of Visitor Accommodation (VA) and Residential Activity notified in Stage 1 of the PDP. It was Ms Bowbyes' opinion that these submissions have been materially overtaken by the provisions of the variation, in particular the amendments to these definitions proposed in the variation. We agree with Ms Bowbyes. We consider that the matters raised in these Stage 1 submissions have been addressed through consideration of submissions on the definitions contained in the variation, which we consider to be more appropriate (subject to amendments we discuss later

⁶ Submission 2662

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

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

⁹ Submission 2599

¹⁰ A Bowbyes, EiC, paragraphs 12.1 – 12.3

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

9. There were a very large number of submissions received on the variation. As stated in Report 1¹¹, it is not necessary for the Hearing Commissioners to address each submission individually, rather the Hearing Panel's report can address decisions by grouping submissions. This is the approach taken in this report, as there are many submitters who made similar requests in relation to the variation provisions. When discussing each section and/or provision, not every aspect of the submissions, as categorised by Council staff, is mentioned. That is so the report is not unnecessarily wordy. However, in each case the Hearing Panel has considered all the submissions and further submissions on the variation.
10. Several submissions require consideration before discussing the provisions in the variation and the submissions on those provisions. Some submissions supported the variation generally. A comprehensive summary of these submissions was provided by Ms Bowbyes¹², which we accept and have had regard to. As we are recommending changes to the provisions, we recommend these submissions be accepted in part. A large number of submissions¹³ generally opposed the variation and asked that the entire variation be rejected or withdrawn in its entirety. Ms Bowbyes also provided a comprehensive analysis of these submissions¹⁴, which we accept and have had regard to. As we recommend retaining the variation, albeit with substantial changes, we recommend that these submissions be rejected.
11. Some submitters suggested alternative approaches to the issues the Council seeks to address through the variation – long-term rental housing availability and effects of visitor accommodation in residential areas. Alternatives were suggested such as additional rates¹⁵, development contributions or tourist taxes¹⁶; provision of more affordable housing or dedicated worker's accommodation; requiring employers to provide housing for employees;¹⁷ the Council to stop promoting tourism; and greater regulation of freedom camping¹⁸. Other submissions sought reconsideration by the Council of the issues and approaches, such as through a task force or a public report¹⁹. Although these suggestions are related to the issues raised by the variation, we do not consider that these alternatives fall within the Council's resource management functions or can be achieved through the PDP. On this basis, we recommend that these submissions be rejected.
12. Many submissions requested that the "current" regime be retained²⁰. By this, we assume the submitters meant the approach under the operative district plan (ODP), combined with the

¹¹ Report 1 para [52]-[53]

¹² A Bowbyes, EIC, paragraphs 9.3-9.16

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

¹⁴ A Bowbyes, EIC, paragraphs 9.17-9.45 & 11.2-

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

¹⁶ For example, Submissions 2027, 2053, 2059, 2063, 2091, 2127, 2130, 2333

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

¹⁸ For example, Submissions 2110, 2137, 2212

¹⁹ For example, Submissions 2053, 2148

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

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

13. Fiskin & Associates²¹, Streat Developments Limited²² and Church Street Trustee Limited²³ sought an addition to Chapter 3 Strategic Directions to include an objective and policies recognising the economic contribution of visitor accommodation to the economic wellbeing of the District. The Stream 1B Hearing Panel, differently constituted, has heard Chapter 3 and made its recommendations to the Council, which it has accepted. The Council’s decision’s version of Chapter 3 (albeit subject to appeals) includes the following provisions relevant to visitor accommodation and its economic contribution to the District. Objective 3.2.1.1 and Policy 3.3.1 read:

The significant socioeconomic benefits of well designed and appropriately located visitor industry facilities and services are realised across the District²⁴.

Make provision for the visitor industry to maintain and enhance attractions, facilities and services within the Queenstown and Wanaka town centre areas and elsewhere within the District’s urban areas and settlements at locations where this is consistent with objectives and policies for the relevant zone.²⁵

14. Although Chapter 3 does not form part of this variation, as we consider that the Council’s decided Strategic Objectives and Policies already give effect to the relief sought by these submitters, we recommend that their submissions be accepted in part.²⁶
15. Gerry Oudhoff and James Hennessy²⁷ requested that the variation be amended to make provision for, and recognise the importance of, of camping grounds. Camping grounds are a form of visitor accommodation, so we accept that they are included within the provisions of this variation. However, as the submitters did not provide any evidence it is unclear what additional or alternative wording they were seeking. Therefore, we recommend the submission be accepted in part.

²¹ Submission 2372

²² Submission 2311, supported by FS2738

²³ Submission 2375

²⁴ Strategic Objective 3.2.1.1

²⁵ Strategic Policy 3.3.1

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

²⁷ Submission 2326

2. HOW TO CONTROL RVA AND HOMESTAYS IN THE PDP

2.1 Summary of the Issue, Submissions and Evidence

16. The submission from Airbnb²⁸, in particular, as well as those from Bachcare²⁹, Bookabach³⁰, the Luxury Accommodation Providers³¹, Fiskin & Associates³², RSJ Tahuna Trust³³ and the many submissions from individuals, addressed the issue of whether the effects of residential visitor accommodation (RVA) and/or homestays differ from the effects of residential activities and, therefore, whether a separate regime to manage the effects of these activities is required (separate from that for managing the effects of residential activities). Submissions and further submissions were lodged with supporting and opposing positions to those expressed in the Airbnb submission³⁴. The opening legal submissions from the Council agreed³⁵ that this was an outstanding substantial matter of dispute relating to the variation. In our view, it is appropriate to consider this matter at the outset rather than through a piecemeal approach, policy by policy or rule by rule. Accordingly, we address this broad matter first, having regard to all relevant submissions and further submissions.
17. The Airbnb submission sought the withdrawal or decline of the variation in its entirety, with all its provisions to be deleted. The legal submissions from Ms Sheard on behalf of Airbnb³⁶ stated that RVA, holiday homes and homestays should be included within the definition of “residential activity” and managed in accordance with the zone rules applying to residential activities. It was Airbnb’s submission³⁷ that there is no justification for imposing restrictions on RVA and homestays that are different from those for managing the effects of residential activities.
18. We understand from the legal submissions³⁸, and from the evidence and answers to our questions of Mr Thomas, that Airbnb’s opposition to specific regulatory control of RVA stems (at least in part) from its concerns at the significant regulatory burden (and costs) it would impose on hosts³⁹ in the District; the difficulty existing hosts will have in proving they have existing use rights; and the significant challenges for the Council in enforcing and monitoring the provisions. The submission stated that *“Airbnb strongly believes in the right of people to share their houses, townhouses and apartments across the Queenstown Lakes District in a responsible and sustainable way, without extreme restrictions Airbnb believes that to maximise participation in the sharing economy, any regulations should be clear, easy to understand and comply with, and cost-effective for hosts”*.
19. The legal submissions summarised Airbnb’s opposition⁴⁰ as being based on the lack of compelling evidence that:

²⁸ Submission 2390

²⁹ Submission 2620

³⁰ Submission 2302

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

³² Submission 2372

³³ Submission 2226

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

³⁵ Opening legal submissions for the Council from Ms Scott, paragraph 5.3

³⁶ Legal submissions, paragraph 9.1

³⁷ Legal submissions, paragraphs 5.15 & 9.2

³⁸ Legal submissions, paragraph 10.1

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

⁴⁰ Legal submissions, paragraph 1.3

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

In addition, the legal submissions stated⁴¹ that the impact of the variation on the availability of tourist accommodation and the impacts on tourism within the District have not been adequately assessed.

20. In her legal submissions, Ms Sheard accepted the statutory framework for the preparation of district plans set out in Appendix 1 of the Council’s opening legal submissions⁴² (as did the legal submissions on behalf of Bookabach and Bachcare⁴³, and the Luxury Accommodation Providers⁴⁴). We have proceeded on the basis that this framework has been accepted by all parties involved and, as stated in Report 19.1⁴⁵, that the principles set out in Report 1 remain applicable.
21. Ms Sheard did not dispute that, in principle, managing adverse effects associated with RVA falls within the Council’s functions under section 31 of the Act and adverse effects on housing affordability and availability of long term rental accommodation could be considered in the context of Part 2 of the Act (under section 5), assuming there are such adverse effects. This was consistent with the response from Ms Bowbyes to our written questions during the hearing⁴⁶. We did not receive any legal submissions or evidence from other parties that suggested otherwise⁴⁷. Later in this Report, we discuss whether the variation’s provisions will be effective in addressing any effects identified.
22. The evidence of Mr Thomas, Airbnb’s Head of Public Policy for Australia and New Zealand, outlined⁴⁸ the scale of Airbnb operations in the District – approximately 2300 listings, 71,000 bookings, and 203,000 guests in 2017⁴⁹. It was Mr Thomas’s evidence⁵⁰ that Airbnb guests who stayed in Queenstown⁵¹ spent \$130.2 million and made a total economic contribution of approximately \$89 million in value added, supporting 713 full time equivalent jobs. The expenditure figures from Mr Thomas were different from those of Mr Heyes⁵² for the Council,

⁴¹ Legal submissions, paragraph 10.1

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

⁴³ Legal submissions from Ms Hartley, paragraph 3.1

⁴⁴ Legal submissions from Mr Leckie, paragraph 5

⁴⁵ Report 19.1, Section 2.1

⁴⁶ Panel Minute 12 September, and response from Counsel for the Council 14 September 2018

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

⁴⁸ B Thomas, EIC, paragraph 5.4

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

⁵⁰ B Thomas, EIC, paragraph 5.4, based on the Deloitte report.

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

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

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

23. Mr Thomas stated⁵³ that, at times when demand and occupancy rates are high, Airbnb provides Queenstown with additional accommodation supply, allowing more people to be hosted in the District without having to build new accommodation, and provide better management of surges in demand. It was his evidence⁵⁴ that Airbnb guests and hosts distribute the economic benefits of travel to neighbourhoods that have not traditionally received the benefits of the tourism industry, and encourage guests to experience wider parts of the District. These benefits of RVA were not disputed by the Council and were accepted by Mr Heyes and Ms Bowbyes.
24. Mr Thomas also dealt with the impact of the variation's provisions on Airbnb hosts and guests. It was his evidence⁵⁵ that the variation will reduce the supply of an important accommodation option in the market, with risks that there will be a reduction in affordability of properties with existing rights or consents to provide RVA, and an increase in the price of RVA. He also referred to⁵⁶ the time and cost required to apply for resource consents.
25. Mr Thomas particularly addressed his concerns⁵⁷ over the reliability of the data used by Mr Heyes in his analysis of Airbnb's operations in the District (and other house-sharing platforms). He referred to the unreliability of using scraped data from AirDNA, including for distinguishing between homes booked out for personal use by the owners (and their family / friends) and those booked out by paying guests. In his opinion, the use of this data considerably over-inflates rental figures. Mr Thomas also expressed his concern⁵⁸ about the conclusions reached by Mr Heyes relating to Airbnb's share of the Queenstown market (compared with other listing platforms) and regarding the growth of the RVA sector as a whole. He referred to the lack of analysis by Mr Heyes of the extent to which RVA's in Queenstown are now making greater use of previously unoccupied holiday homes. We note here that Mr Heyes⁵⁹ stated he was aware of, and had taken account of, the limitations of the AirDNA data and he acknowledged he was unable to quantify the growth in Airbnb's share of the market relative to other listings. Mr Heyes did not accept that these limitations should change his conclusions regarding the scale, nature and growth of Airbnb (or other RVA) listings. We return to our consideration of the issue regarding the reliability of data and information before us, later in this Report.
26. In answer to our questions, Mr Thomas stated that there is potential for growth in RVA in the District, due to its popularity; particularly for more holiday homes to be listed, those listed to be used more often, or more residents listing their houses when they are away from home. It was his evidence that two thirds of hosts share their own homes, with the majority of the balance sharing their holiday home. It was not clear to us if this applied to Airbnb as a whole, or to this District, however, it was Mr Thomas's evidence that most Airbnb hosts are listing

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

⁵³ B Thomas, EIC, paragraph 5.7

⁵⁴ B Thomas, EIC, paragraph 5.8

⁵⁵ B Thomas, EIC, paragraph 6.11

⁵⁶ B Thomas, EIC, paragraph 7.1

⁵⁷ B Thomas, EIC, paragraphs 6.6-6.7 & 6.10

⁵⁸ B Thomas, EIC, paragraphs 6.8-6.9

⁵⁹ R Heyes, Rebuttal evidence, paragraphs 3.6-3.18

their own permanent home (either shared with the owner or while they are away) or their holiday home, rather than being purely investment properties or corporate accommodation businesses. This was also the evidence from the other accommodation management companies that addressed us⁶⁰.

27. In answer to our questions, Mr Thomas provided examples of other options for addressing any problems identified with the operation of RVA. However, these options mostly stemmed from countries with different statutory and enforcement powers than those currently available to local authorities in New Zealand. None of them came within the Council's powers to implement through the PDP. Some required voluntary implementation by RVA operators and platforms, which we have taken into consideration below.
28. In her evidence for Airbnb, Ms McLeod disputed the evidence base relied on by the Council to conclude that there are potential adverse effects of RVA and homestays that require management through the PDP.
29. In relation to adverse effects on residential cohesion, character and amenity, it was Ms McLeod's opinion⁶¹ that the discussion paper referred to by the Council⁶² has limited reliability because of its age and scope – it does not distinguish between potentially different effects from commercial visitor accommodation, RVA or homestay; and relates to the HDRZ of the ODP. Ms McLeod referred⁶³ to the lack of complaints (or very few) regarding noise and disturbance from RVA and homestays. She also pointed out⁶⁴ that noise and parking provision associated with RVA and homestays are managed by standards in the other chapters of the PDP (Chapters 29 and 36), in the same way that these effects are managed for residential activities.
30. In relation to adverse effects on the availability of housing for long term rental accommodation, Ms McLeod referred⁶⁵ to the limitations of Mr Heyes' conclusions and the lack of support for this concern in the Council's recently released Housing Development Capacity Assessment report (HDCA)⁶⁶. We return to both these matters later in this Report.
31. Ms McLeod addressed the position of the Council that the variation assists in giving effect to the NPS-UDC 2016. Ms McLeod's conclusion⁶⁷ was that the variation's provisions are not appropriate or necessary to give effect to this NPS, and they would have the effect of constraining choices and reducing efficiency in a manner that is inconsistent with policies of the NPS. As we refer to below, the Council's opening legal submissions, which clarified the Council's position in relation to the NPS-UDC, is that the PDP Stage 1 decision already gives effect to this NPS, but that the provisions of this variation also give effect to / implement it⁶⁸. We note here that Mr Farrell, on behalf of the Luxury Accommodation Providers, gave evidence⁶⁹ regarding this NPS. He also did not agree that restricting RVA will help the Council

⁶⁰ Submissions 2303, 2592, 2598, 2600, 2620 & 2662

⁶¹ A McLeod, EIC, paragraphs 7.5-7.7, 7.9-7.10

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

⁶³ A McLeod, EIC, paragraphs 7.10 & 7.14

⁶⁴ A McLeod, EIC, paragraphs 7.10 & 7.11

⁶⁵ A McLeod, EIC, paragraph 7.14

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

⁶⁷ A McLeod, EIC, paragraph 6.23

⁶⁸ Opening legal submissions, paragraph 5.14-5.20

⁶⁹ B Farrell, EIC, paragraphs 8-10

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

32. Ms McLeod's evidence also examined the provisions of the Proposed RPS⁷⁰. Ms McLeod concluded the variation is not necessary to give effect to the Proposed RPS and has the potential to limit the extent to which the economic well-being of Otago's people and communities is provided for under its Policy 1.1.1. Ms Bowbyes, in her evidence for the Council, also considered the provisions of the Proposed RPS and concluded that the variation would give effect to the objectives and policies of Chapter 1 relating to economic, social and cultural wellbeing for people and communities, as well as those for urban growth and development, commercial activities and tourism.
33. Ms McLeod considered the over-arching direction provided in the PDP through the Strategic Direction (Chapter 3) and relating to Urban Development (Chapter 4)⁷¹. She did not consider the latter to be relevant, and that the variation is either not necessary to achieve the strategic objectives and policies, or is not the best way to achieve them. Ms Bowbyes also set out those strategic objectives and policies she considered relevant to the variation, although she did not analyse these⁷². We note here that the strategic objectives were also examined by Mr Chrisp, on behalf of Bookabach and Bachcare⁷³. He noted that their emphasis is on enabling activities to occur and does not signal any intention or requirement to restrict provision of short term rental accommodation for visitors, except where this would be inconsistent with the objectives and policies of the underlying zone.
34. In her opening legal submissions for the Council, Ms Scott clarified the Council's position in relation to the NPS-UDC, which we have already referred to above. Ms Scott submitted⁷⁴ that, for the Council, the variation provisions are seeking to achieve something other than only providing sufficient development capacity for dwellings (which is a valid matter to consider under the NPS-UDC). She submitted the Council is aiming to satisfy the purpose of the Act in section 5, by addressing housing affordability and also demand for long-term rental, seeking to strike an appropriate balance between providing flexibility for the provision of visitor accommodation and not adversely affecting the supply of residential housing types for a range of residents of the District. Ms Scott submitted that demand for housing is a broader concept than just total capacity, and it is relevant to consider the increasing unaffordability of housing, both for permanent residence and long term rental. Although she accepted that the variation's provisions do not land or fall only on the NPS-UDC, in fact they do give effect to / implement it. In answer to our questions, Ms Scott also accepted that the Council's evidence does not go so far as to draw a causal link between RVA and the lack of housing affordability.
35. Mr Heyes⁷⁵ acknowledged that there are several factors responsible for the deterioration in rental affordability in the District and that he has not been able to quantify the extent to which RVA has had an impact on the availability and affordability of the long term rental market. However, he maintained his position that, against the backdrop of strong population and tourism growth, the growth of RVA (driven primarily by the growth in Airbnb) has likely had a

⁷⁰ A McLeod, paragraphs 9.1-9.11

⁷¹ A McLeod, EIC, paragraphs 9.12-9.13

⁷² A Bowbyes, EIC, paragraphs 5.36-5.44

⁷³ M Chrisp, EIC, paragraphs 5.1-5.5

⁷⁴ Opening legal submissions, paragraphs 5.16-5.20

⁷⁵ R Heyes, Summary of evidence and Rebuttal evidence, paragraphs 3.9, 4.6 & 6.2, 6.6

negative impact on its affordability and capacity. It was his evidence⁷⁶ that, even if half the number of properties he had estimated⁷⁷ were transferred between RVA and long term rental, this would be an equivalent number to the long term rental vacancy rate and enough to cause upward pressure on rental prices. He accepted that not all RVA property owners would enter the long term rental market, and that his conclusions only apply to a proportion of the RVA properties. However, in answer to our questions, Mr Heyes continued to hold the view that this is sufficient to potentially affect the capacity and affordability of that market. When asked by the Panel as to whether the housing market may respond in time, Mr Heyes stated that his main concern was the short-term impact of RVA on the rental market and the cost of this for the District's residents. He acknowledged that there are a mix of problems and pressures within the District's housing market that contribute to difficulties with housing and long term rental affordability⁷⁸. However, he maintained his opinion that the growth of RVA (alongside the rapid growth in tourist numbers) has added to these pressures. We return to our consideration of this matter later in this Report.

36. Ms Bowbyes, in her planning evidence for the Council⁷⁹, relied on the evidence of Mr Heyes to support her conclusions that, if not appropriately regulated, RVA will likely impact on the supply and availability of accommodation for residents. In response to questions from the Panel, she stated that her assessment was that, on "the balance of probabilities", RVA will have an impact on the availability of long term rental housing.
37. In relation to potential adverse effects of RVA and homestays on amenity and residential cohesion (different from those of residential activities), it was Ms Bowbyes' evidence that they are different⁸⁰. She relied on the Section 32 Report⁸¹ and the evidence of Mr Chrisp and Mr Farrell (which we refer to below). The Section 32 Report appears to rely on reports prepared in 2008 relating to the effects of visitor accommodation in high density residential zones⁸². In answer to the Panel's questions, Ms Bowbyes acknowledged that the Council has no record of complaints and has undertaken no specific monitoring in relation to this matter. She stated that her conclusions have come from her own observations across the District, anecdotal conversations and her examination of the submissions received. She noted that the impacts of RVA and homestay activities had become subject of widespread topical concern in the District. Ms Bowbyes elaborated on this in response to our written questions⁸³. She stated that the potential effects of RVA (as compared with residential activities) include and exceed the quantifiable and enforceable metrics for noise and parking effects⁸⁴, as well as more qualitative effects on social cohesion and residential character⁸⁵, such that, in her opinion, RVA is a fundamentally different activity to residential use, with different characteristics. As we

⁷⁶ R Heyes, Rebuttal evidence, paragraph 3.9

⁷⁷ 300 of his estimated 700 properties

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

⁷⁹ A Bowbyes, EIC, paragraph 6.15

⁸⁰ A Bowbyes, Rebuttal evidence, paragraphs 7.7-7.9

⁸¹ Included as Appendix 3 to A Bowbyes EIC

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

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

⁸³ Panel Minute 12 September, and response from Counsel for the Council 14 September 2018

⁸⁴ We were not able to question Ms Bowbyes as to her meaning with this statement

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

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

38. The submissions from Bookabach and Bachcare opposed the proposed variation, particularly as it was more restrictive than the provisions of the ODP. They sought an alternative, more flexible, approach to managing the potential adverse effects from RVA and, following their presentation to the Panel, they provided us with an updated set of amendments to the variation's definitions and rules for the LDSRZ. Unlike Airbnb, Bookabach and Bachcare did not seek a regime where RVA is managed purely in accordance with the rules applying to residential activities. They accepted that some management of effects from RVA is appropriate. Aspects of their case, however, are relevant to our fundamental question of whether (or to what extent) a separate regime in the PDP to manage the effects of RVA is required.
39. The legal submissions from Bookabach and Bachcare stated⁸⁶ that there is no evidence that a restrictive regime for RVA will result in those houses being available for long term rental, as many of the houses listed through those platforms are holiday homes where the owners want flexible access for themselves, family and friends. They submitted that, if properties are not available for short term accommodation, they will be left empty for longer periods, not making a significant contribution to residential cohesion. They also submitted that there is no evidence that RVA is currently having an adverse effect on residential character and amenity. As with those for Airbnb, the legal submissions from Ms Hartley emphasised⁸⁷ the limitations of the data, analysis and conclusions from Mr Heyes⁸⁸; the limited applicability of the discussion paper from 2008 relied on by Ms Bowbyes; and the lack of clear evidence or analysis provided by the Council regarding the effects of RVA on residential character, coherence and amenity.
40. Ms Hartley referred⁸⁹ us to case law⁹⁰ which expressed concern about the risk of plan provisions being established in an arbitrary manner, over significant parts of a district, and imposing significant additional burdens on a wide group of landowners, without sufficient information on the effects of the rules. It was Ms Hartley's submission that similar factors apply here and that the Panel should consider the risks of an overly restrictive and prescriptive regime. We agree with this submission and have approached our assessment of the rules in this manner.
41. In his evidence for Bookabach and Bachcare, Mr Chrisp agreed⁹¹ with the Council's evidence that visitor accommodation⁹² has the potential to adversely affect the environment, for example where it results in a pattern or intensity of effects which are not anticipated with a location. However, he considered this is readily addressed through appropriate performance standards relating to the range of different accommodation that is expected to be provided, with consents and assessment criteria where the standards are not achieved. He noted that accommodation for short term visitors can take a variety of forms and can result in a character and intensity of effects that are difficult to distinguish from commercial visitor

⁸⁶ Legal submissions, paragraph 4.5

⁸⁷ Legal submissions, paragraphs 4.26-4.33

⁸⁸ Legal submissions, paragraphs 4.8-4.16

⁸⁹ Legal submissions, para 3.8-3.10

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

⁹¹ M Chrisp, EIC, paragraph 6.2

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

accommodation, such as where the residential component, if it exists at all, is ancillary to the visitor accommodation element. However, Mr Chrisp also pointed out⁹³ that effects on residential amenity, such as noise, traffic generation and management of rubbish, are not just restricted to visitors. He stressed the importance of evidence, that is not purely anecdotal or incapable of inquiry, to substantiate any concerns about visitor-related effects.

42. In relation to the availability of housing for long term rental, Mr Chrisp⁹⁴ recognised that anticipated visitor growth is a significant component of the District's growth projections and accommodation for short term rental is an essential resource that needs to be available. He recognised⁹⁵ that it is appropriate for a plan to include provisions that will improve the supply of dwellings to meet local needs. However, he did not consider it was appropriate for this to be achieved, nor did he consider it would be achieved, through a restriction on other forms of occupancy which clearly form part of the District's overall projected requirements. As with other witnesses, Mr Chrisp emphasised⁹⁶ there is no evidence that restrictions on RVA will result in an increase in the availability of houses for long term rental accommodation and the only certain outcome is that holiday houses will stay empty for longer periods of time – a less efficient use of resources.
43. The submissions from the Luxury Accommodation Providers also opposed the proposed variation as it was more restrictive than in the ODP. They sought a return to an approach similar to the previous plan, but with more flexibility. Like Bookabach and Bachcare, the Luxury Accommodation Providers did not seek a regime where RVA is managed purely in accordance with the rules applying to residential activities. They accepted⁹⁷ that some management of the potential amenity effects of RVA is appropriate. In his legal submissions, Mr Leckie stated⁹⁸ that their amendments to the variation struck an appropriate balance between managing the effects of RVA and providing sufficient flexibility for people to use their properties as RVA.
44. The legal submissions⁹⁹ for the Luxury Accommodation Providers emphasised the lack of sufficient recognition in the Council's cost-benefit evaluation of the benefits of RVA for the District; and, like Airbnb and Bookabach / Bachcare, the lack of credible or certain evidence demonstrating that the control of RVA will result in a discernible benefit to housing supply or affordability issues.
45. In his evidence for the Luxury Accommodation Providers, Mr Farrell¹⁰⁰ agreed with the Council that it is appropriate the potential adverse effects of RVA are managed through standards and resource consents, but they should not be discouraged through the plan's provisions. Mr Farrell noted¹⁰¹ that he had reviewed the submissions and concluded there are no submitters seeking discouragement of RVA based on amenity values and residential cohesion, rather, most support some use of homes for RVA, but seek to ensure that potential effects on amenity values and residential cohesion are managed. This is consistent with what we heard from a wide range of individual submitters who presented to the Panel.

⁹³ M Chrisp, EIC, paragraph 6.10

⁹⁴ M Chrisp, Summary of Evidence

⁹⁵ M Chrisp, EIC, paragraphs 6.20-6.33

⁹⁶ M Chrisp, Summary of Evidence

⁹⁷ Legal submissions, paragraphs 35 & 37

⁹⁸ Legal submissions, paragraph 46

⁹⁹ Legal submissions, paragraphs 15-21 & 22-33

¹⁰⁰ B Farrell, EIC, paragraphs 20 & 27 and Summary of Evidence

¹⁰¹ B Farrell, EIC, paragraph 17 and Summary of Evidence

46. Like Ms McLeod and Mr Chrisp, Mr Farrell examined¹⁰² the evidence of Mr Heyes and Ms Bowbyes and found a lack of credible or certain evidence, with no cause and effect link between RVA and housing supply and affordability; as well as reliance on, in his view, an outdated and irrelevant discussion paper to support the Council’s position that residential cohesion is a perceived issue as a result of RVA. With respect to the residential characteristics of RVA, Mr Farrell considered¹⁰³ that there are differences in effects between RVA and residential activities, that these are discernible in each instance and can be managed on a case-by-case basis (we presume, through the standards and resource consent provisions he supported).
47. As well as the legal submissions and expert evidence we have examined above, the Panel had the benefit of a substantial body of evidence from submitters with direct involvement in, or experience of, the operation and effects of RVA and homestays. This assisted us greatly in understanding the role of these forms of visitor accommodation in the District, their benefits for hosts and guests, as well as their potential effects on surrounding neighbourhoods. We will not summarise all the evidence we received from submitters, as this would make our Report even longer, however, we set out here some examples that were useful to us.
48. Mr Alastair McIlwrick appeared for Relax it’s Done Limited¹⁰⁴, an example of a local property management company. He told us about the important role of private holiday homes, rented as RVA, in providing accommodation for visitors to the District, being a preferred option for a significant number of visitors. He explained that this is not a recent activity in the District, but has been happening since the first holiday homes were built in the area. Although their primary purpose is to provide a holiday home for the owner’s use, many owners have regularly let them out to cover some of the costs associated with owning a holiday home.
49. Ella Hardman¹⁰⁵, Amanda Murry¹⁰⁶, Abe¹⁰⁷ & Kellie¹⁰⁸ Francis, Nona James¹⁰⁹, Adrienne Kendall¹¹⁰ and many others told us about the benefits to them from being RVA and/or homestay hosts. These benefits included helping with the cost of building or buying their own homes (or holiday homes) in the District’s expensive property market; enabling them to have a reasonable income without working multiple jobs; enabling them to work from home when they have young children; and allowing them to afford to rent in the District and live close to family. We heard from numerous submitters that the opportunity to be an RVA or homestay host was significant economic and social benefit to them, in a District where the cost of living and property values are high and many jobs are low-wage positions. We accept that these economic and social benefits are important for a substantial number of RVA and/or homestay hosts and that their loss, as a result of increased restrictions on RVA and/or homestay opportunities, would be significant for many District residents. The great majority of hosts who spoke to us stressed that they would not rent their properties long term, if they did not undertake short-term visitor hosting, although some told us about properties where, over

¹⁰² B Farrell, EIC, paragraphs 11-16 and Summary of Evidence

¹⁰³ B Farrell, Summary of evidence

¹⁰⁴ Submission 2662

¹⁰⁵ Submission 2048

¹⁰⁶ Submission 2345

¹⁰⁷ Submission 2115

¹⁰⁸ Submission 2166

¹⁰⁹ Submission 2238, in her tabled statement

¹¹⁰ Submission 2396 in her tabled email statement

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

50. We also heard from some submitters who had experienced adverse changes to their residential amenity as a result of RVA use of neighbouring properties. As an example, Heidi Ross¹¹¹ provided us with detailed information and photographs of intensive RVA and/or homestay use of 2 residential units adjoining her property on a private lane in a residential neighbourhood. She described unacceptable noise (including late at night), access blockages, property and driveway damage, and general intrusion and disturbance from repeatedly-changing, large groups of visitors staying at the units. Ms Ross provided us with details of her attempts to engage with the property manager, owner and the Council over her concerns with the RVA use, which she considered to be insufficiently managed, with controls not enforced by the Council. Members of the Wakatipu Youth Trust, Young Changemakers¹¹² spoke about over-crowding and parking problems along residential streets, and new people coming and going in their neighbourhoods every few days, as a result of increased RVA. Other submitters¹¹³ referred to locations where multiple houses in a local residential street are used as RVA, with buses dropping off groups of visitors at several houses on a daily changing basis, and associated loss of residential amenity and cohesion for the remaining residents. The submission from Nona James¹¹⁴ also detailed ongoing late night disruptions and loss of privacy from guests at RVA adjoining her property.
51. Amongst the many individual RVA / homestay hosts that took the time to present to the Panel, very few took the view that RVA use of residential properties should be permitted in a completely unrestrained manner, in any location or year-round. Most¹¹⁵ were clear that not every location may be suitable for RVA use; specific conditions may need to be applied in different circumstances; case-by-case consideration is needed as the scale and intensity of use, and the nature of their location, varies in terms of potential for adverse effects; and cumulative effects on a neighbourhood would need to be considered. The need to manage noise and parking effects were mentioned the most often, as well as cumulative effects on neighbourhood amenity and cohesion. This was consistent with the planning evidence from Ms Bowbyes, Mr Chrisp and Mr Farrell.
52. In considering this issue, we start by accepting the position of all parties that, in principle, the provisions of the variation that seek to manage adverse effects associated with RVA and homestays fall within the Council's functions under section 31, and that adverse effects on housing affordability and availability of long term rental accommodation can be considered in the context of Part 2 of the Act (under section 5), assuming there are such adverse effects. No matters under section 6 of the Act were brought to our attention as being relevant to our consideration of this matter. In terms of section 7 of the Act, Ms Bowbyes¹¹⁶ stated that sub-sections b, c and f are directly relevant to the visitor accommodation provisions. We agree that matters of efficient use of resources (b), amenity values (c), and quality of the environment (f) are integral to our consideration of these matters.
53. Before we address consistency with the higher order statutory documents and requirements, we consider whether or not there are adverse effects of RVA and homestays which differ from

¹¹¹ Submission 2371

¹¹² Submission 2495

¹¹³ Submission 2001, as an example

¹¹⁴ Submission 2238

¹¹⁵ Examples include Submissions 2001, 2057, 2138 & 2233

¹¹⁶ A Bowbyes, EIC, paragraphs 5.9-5.10

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

2.2 Effects from Homestays

54. With respect to the effects of homestays, we received little in the way of contested evidence. The Council supported homestays being permitted to operate throughout a year, with limitations on the number of guests per night (depending on the zone) and on the generation of heavy vehicle movements. As homestays are defined to require concurrent occupancy of the residential unit (including a residential flat) as a residential activity (defined to be permanent residential accommodation¹¹⁷), there is little significant potential for adverse effects on availability of housing for long term occupancy¹¹⁸. Each residential site used for a homestay would continue to be occupied as a residential unit, providing the contribution to residential cohesion that is anticipated in the District's low and medium density residential zones¹¹⁹.
55. In terms of potential for adverse effects of homestays on residential amenity, we consider that, for the most part, they would be indistinguishable from the effects of the associated residential use. However, we heard evidence of residential units being used as homestays with minimal residential occupancy and maximum use by short-stay guests¹²⁰. If large-scale and with high occupancy levels, we accept that homestays can result in adverse effects for neighbours, as a result of noise; traffic; access and parking difficulties; general intrusion and disturbance from repeatedly-changing, large groups of visitors, and associated service providers, coming and going throughout the year. We accept that this could result in adverse effects on residential amenity that are greater than those anticipated from residential activity, even in this District where residential activity includes medium-term rental accommodation for seasonal residents and those on working holiday visas (≥90 nights) and non-commercial use of holiday homes. However, we agree with the evidence from Mr Chrisp, Mr Farrell and Ms Bowbyes that this potential for adverse effects is able to be effectively managed by standards and consent processes within the PDP. With appropriate and effective controls, we consider the effects of homestays can be managed such that they would be indistinguishable from residential activity and can similarly be provided for as permitted activities (with consents required where standards are not complied with). We return to our consideration of the particular standards and consent requirements later in this Report.

2.3 Effects from Residential Visitor Accommodation

56. With respect to the effects of RVA, we found the situation to be more complex.
57. RVA does not require concurrent occupancy by the residents of the residential unit (or residential flat) used for RVA. However, we note that the residential unit must continue to be a residential activity¹²¹ (and, therefore, must continue to be used by someone as their

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

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

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

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

¹²¹ In accordance with the definition of "residential unit"

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

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

61. We turn now to the contested matter of whether or not the use of residential units (and flats) for RVA is likely to result in adverse effects on the affordability and availability of housing for long term rental accommodation.
62. We firstly consider the evidence of Mr Heyes, who was the only expert economist to give evidence to us. In the face of criticism from several parties, including the evidence of Mr Thomas, and questioning from the Panel, Mr Heyes maintained his position that, despite the limitations in the data available to him (and his inability to fully analyse the issue¹²² or quantify his conclusions), the growth of RVA in the District has likely had a negative impact on the affordability and capacity of the long term rental market. He acknowledged there are a mix of factors in this District that contribute to difficulties with long term rental capacity and affordability, but he continued to hold the firm opinion that, in the short term at least, RVA was likely to be an exacerbating factor, alongside the strong population and housing growth.
63. We note the following limitations identified in Mr Heyes’ analysis (and his responses to those):
- Mr Heyes acknowledged¹²³ there is insufficient information to determine exactly how many RVA listed properties have been taken out of long term rental stock, because the personal circumstances and desires of the owners are unknown. In order to estimate this, he used data from AirDNA to identify houses listed on Airbnb that are available for short-term rental for at least 90% of the year. This was criticised, including by Mr Thomas, for not being a reliable way of distinguishing between homes booked out for personal use by the owners and those booked by paying guests, resulting in over-inflation of the number of properties available for RVA year-round. Mr Heyes, in response, stated that he was aware of the limitations of this data, but had taken a conservative approach to the use of this information and that his conclusions stand, even if the number of houses available for RVA year-round was half of that he had estimated using the AirDNA data¹²⁴.
 - He examined listings on Airbnb and other platforms to estimate the growth of the RVA sector as a whole over recent years. Mr Thomas considered this under-estimated the extent to which many Airbnb listings were houses that had historically been listed, or advertised, elsewhere for RVA. Mr Heyes acknowledged this possibility and that he was unable to quantify the growth in Airbnb’s share of the District’s RVA market. However, he made the assumption that it was unlikely that a host would move from another holiday-home booking website to Airbnb, but would maintain duplicate listings. He maintained his overall conclusion that Airbnb has been the driver of rapid RVA growth in the District¹²⁵ and that any over-estimation of this (as a result of data limitations) would have to be considerable for his opinion to change.
 - Mr Heyes¹²⁶ based his conclusions regarding the size of the long term rental housing stock on an assessment of bond lodgement numbers for rental properties in the District, as he was unaware of any more direct information about the number of such properties. He acknowledged that a cautious approach is required to this data as bond lodgement numbers may reflect changes in other factors, however, he concluded this information “indicates” that the stock of rental properties has not grown in size in recent years, which he stated will have put pressure on rental prices¹²⁷.

¹²² R Heyes, EIC, paragraph 10.3

¹²³ R Heyes, RIC, paragraph 10.7

¹²⁴ R Heyes, Rebuttal evidence, paragraph 3.8

¹²⁵ R Heyes, Rebuttal evidence, paragraphs 3.10-3.15 & 4.2-4.4

¹²⁶ R Heyes, EIC, paragraphs 9.12-9.13

¹²⁷ R Heyes, EIC, paragraph 10.2(c)

- He provided a comparison¹²⁸ between earnings from short-term (Airbnb) and long term rental. Although he acknowledged that the two earnings figures he used are not strictly comparable, he concluded that the per-night earnings of Airbnb properties are much higher than those of long term rental properties. Mr Heyes noted that RVA properties will have additional costs, such as cleaners, but the amount of these costs was not included. He concluded that PDP constraints on the extent to which a property can be used for RVA may result in a number of RVA properties being released back into the long-term rental market, but he was unable to quantify the likelihood of this.
64. We were able to ascertain some further information from other submitters and sources, that assisted by giving context to these matters.
65. The legal submissions from Bookabach and Bachcare referred us to the outcome of surveys these companies have undertaken, attached to their submissions (Appendix C). A Bachcare owner survey of Queenstown Lakes holiday home owners indicated that only 3% of owners would be likely to put their home into long term rental and 5% would be likely to sell their properties, if they could only rent their homes for a maximum of 28 nights per year (as per the notified variation). The remainder would continue with limited short term rental and/or leave the property vacant when not being used by the owners. Whilst we treat this information with some caution, as it was not put to us in evidence, it is consistent with the evidence we received directly from the great majority of hosts who spoke to us¹²⁹, who stated they would not consider long term rental as an alternative to RVA¹³⁰.
66. The evidence from the directors of the Luxury Accommodation Providers was that the properties they manage are high-value holiday homes, maintained to a very high standard both for guests and home owners; that the owners wish to use them for their personal use during the year; and they would not be available for long term rental¹³¹. Similarly, the properties managed by Mr McIlwrick of Relax it's Done¹³² are holiday homes and will never be part of the long term rental market.
67. The Council provided us with a copy of their recently prepared HDCA (required under the NPS-UDC).¹³³ We were surprised this useful resource was not more widely referred to in the Council's evidence. The HDCA analyses the main components of the District's housing market, divided into: resident households (property owners and long-term renters); and absentee owners from other parts of New Zealand and from overseas (who own houses either as holiday homes and/or investment properties). This report analyses recent population and household growth and current structure, and estimates projections of housing demand to 2046.
68. The base data used in the HDCA is mostly from 2016, so was difficult to compare with that used by Mr Heyes. However, the HDCA informed us that:
- holiday homes account for a large share of the housing estate (23-25%) and are characterised by relatively high value dwellings¹³⁴;

¹²⁸ R Heyes, EIC, paragraphs 10.14-10.17

¹²⁹ We refer also to the tabled statement from Nona James (Submission 2238)

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

¹³¹ M Harris, EIC, paragraph 23; and L Hayden, EIC, paragraph 8

¹³² Submission 2662

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

¹³⁴ HDCA, page 95

- a significant proportion of the District’s residential properties are owned by absentee owners, either from other parts of New Zealand (34.5% of the total estate) or overseas (7.3%)¹³⁵;
- 41.8% of the occupied dwellings are rented (occupied by long term tenants)¹³⁶;
- many of the holiday homes also have an investment role, through short term visitor rental (one third is estimated)¹³⁷;
- an estimated 1,800 to 2,200 houses (that would otherwise usually be unoccupied) are occupied by short-term tenants on an average day¹³⁸;
- the urban environment accounts for 87% of owner-occupier dwellings, 74% of long-term rental dwellings; and 58% of holiday homes¹³⁹.

69. In terms of total projected growth in housing demand, the HDCA estimates have included growth in demand by absentee owners for holiday and investment properties; and growth in demand for short-term dwelling rental by visitors (recognising the substantial overlap between these)¹⁴⁰. The HDCA recognises that demand for absentee owners’ holiday and investment dwellings has a range of drivers, including the relative attractiveness of the District as a place for both holidays and investment, and the potential to rent dwellings on a short-term basis (visitors) or long-term basis (residents). Demand in the District is also influenced by population growth and economic conditions in other areas of New Zealand and in overseas markets. These drivers have been taken into account in the HDCA when coming to its estimates of projected housing demand, by way of low, medium and high growth scenarios for each of the components of the District’s housing market, including for long-term rentals.

70. The HDCA concludes¹⁴¹ that the land zoned for residential use in the PDP is able to meet the NPS-UDC requirements in terms of total capacity for housing growth, through a range of dwelling types and locations. This is expected to meet the housing requirements of the majority of the future District population. A shortfall in lower value / affordable dwellings is indicated, although the shortfall is relatively small in the short and medium-terms¹⁴². Specific effort and initiatives to make development of such dwellings feasible are recommended, in addition to the broad-brush mechanisms like zoning and development controls in the PDP. Amongst those mechanisms, restrictions on residential visitor accommodation (to maintain capacity for permanent accommodation and long term rental) are briefly mentioned in the Executive Summary of the HDCA, however, there is no analysis in the HDCA report of the extent to which this is needed or would be effective.

71. We have also had regard to the information provided in the Council’s Section 32 Report on the notified variation, and Ms Bowbyes section 32AA evaluations¹⁴³ for the changes she has recommended to the variation. The Section 32 Report’s evaluation of the relationship between RVA and housing availability was based on a report prepared for the Council by Infometrics¹⁴⁴. This report also formed the basis of Mr Heyes’ evidence that we have already

¹³⁵ HDCA, pages 96-97

¹³⁶ HDCA, page 96

¹³⁷ HDCA, page 97

¹³⁸ HDCA, page 110

¹³⁹ HDCA, page 5

¹⁴⁰ HDCA, Section 3.4

¹⁴¹ HDCA, Section 6.8

¹⁴² HDCA, page 243

¹⁴³ A Bowbyes, EIC, Appendix 4

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

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

72. No party asked us to draw a causal link between RVA and housing affordability in the District. Having considered all the information provided to us, we generally accept the evidence of Mr Heyes that the use of residential units for RVA may have an effect on the availability of housing for long term rental, at least in the short term. However, the evidence for this is not conclusive, and the limitations of his data and analysis (outlined above) mean it is difficult to draw any stronger conclusion. If there is an effect, the Panel¹⁴⁵ considers it would be small, and a marginal influence on the overall problem of long term rental housing availability and affordability in the District. Our conclusions on this matter are supported by evidence, which we accept, from submitters that only a small minority of RVA hosts would transfer their home into the long term rental market. We find the conclusions from the HDCA point overall to sufficient zoned land capacity to meet the District's long term housing needs, and a much more complex situation underpinning the shortage of lower value / affordable housing in the District.
73. The evidence before us points to a combination of factors, specific to this District, that together contribute to the problem of long term rental availability and affordability. The District has a fast growing economy with rapid growth in tourist numbers¹⁴⁶, population, and the number of new houses, over the last two decades¹⁴⁷. Much of the District's housing estate has been developed in the last 25 years¹⁴⁸. Accordingly, the District has a low proportion of older housing stock, a high proportion of holiday homes¹⁴⁹, relatively high property values¹⁵⁰, and limited properties suitable for long term rental. The District has some of the least affordable housing in the country¹⁵¹. Median house prices have been at or greater than those in Auckland for at least 2 decades¹⁵², and mean rents have been close to, or exceeding, those in Auckland during several periods over this same timeframe¹⁵³, in a District with lower average annual and weekly earnings. For the significant proportion of house purchasers in the District

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

¹⁴⁶ R Heyes, EIC, paragraph 3.8

¹⁴⁷ HDCA, pages 98-102 & 146

¹⁴⁸ HDCA, page 127

¹⁴⁹ HDCA, pages 95, 121 & 146

¹⁵⁰ HDCA, page 146 & 264

¹⁵¹ R Heyes, EIC, paragraphs 9.1-9.5

¹⁵² R Heyes, EIC, Figure 7

¹⁵³ R Heyes, EIC, Figure 7

who are purchasing investment and/or holiday homes, affordability is not a matter for concern¹⁵⁴. There is some indication that housing supply in the District has lagged behind demand, especially in terms of affordable dwellings for lower and middle-income households¹⁵⁵. However, we do not find the evidence points to rental availability and affordability being a new problem corresponding to recent growth of RVA.

74. The evidence from Mr Heyes¹⁵⁶ is that there is a range of methods and measures sitting outside the Resource Management Act, that may assist to manage housing and long term rental affordability¹⁵⁷. He referred us to existing initiatives, such as the Queenstown-Lakes Housing Accord, Special Housing Areas, Housing New Zealand housing, Council and community ownership and management of affordable housing, Kiwibuild, KiwiSaver Home Start Grant, amongst other funding initiatives. This is supported by the conclusions of the HDCA that specific effort and initiatives will be required to make development of affordable dwellings feasible. The HDCA refers¹⁵⁸ to the potential for KiwiBuild or other interventions to improve housing affordability in the District's market, the initiatives of the Queenstown Lakes Community Trust, and the range of recommendations from the Mayoral Housing Affordability Taskforce set up to investigate new ways of addressing housing availability and affordability in the District.
75. On the basis of the above considerations, although we accept that the use of residential units for RVA may have an effect on the availability of long term rental housing, at least in the short term, we consider this effect would be small and a marginal influence on the District's overall problem of long term rental housing availability and affordability¹⁵⁹. We consider this problem is driven by a much wider combination of factors specific to this District, which require more targeted focus and initiatives. We do not consider that restricting RVA through the PDP (and, thereby, restricting its benefits) would be an effective or efficient way to address this issue.

2.4 National Policy Statement on Urban Development Capacity

76. With the Council's clarification regarding Ms Bowbyes' evidence, no party claimed that the variation is necessary to give effect to the NPS-UDC. It was Ms McLeod's evidence for Airbnb that the provisions of the variation are inconsistent with Policies PA3(a) and (b) of the NPS-UDC¹⁶⁰, whereas it was the Council's position¹⁶¹ that the variation is one component of many plan provisions that aim to assist (directly or indirectly) the PDP to give effect to, and implement, the NPS-UDC, in particular its Policies PA1 and PA3.
77. From our consideration of the evidence, and our reading of the NPS-UDC, we understand the primary emphasis of the NPS is to ensure that sufficient housing and business development capacity is provided¹⁶². This requires sufficient zoned (with suitable standards, etc.) and serviced land for both housing and business development for there to be enough capacity to meet the demands for different housing and business types and locations (and different

¹⁵⁴ HDCA, page 127

¹⁵⁵ HDCA, page 122

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

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

¹⁵⁸ HDCA, pages 244-245

¹⁵⁹ Refer to footnote above for Commissioner Nixon's opinion on this matter.

¹⁶⁰ A McLeod, EIC, paragraph 6.23

¹⁶¹ A Bowbyes, EIC, paragraphs 5.23-5.32; and Rebuttal evidence, paragraph 7.5

¹⁶² NPS-UDC, National Significance, page 9

housing price points)¹⁶³. Restricting RVA within residentially zoned land may assist with providing capacity for residential activities, rather than short-term letting (although, as we have discussed above, we do not consider this will be significant). We consider that RVA controls are not necessary to implement the NPS policies. It is the role of the housing and business development capacity assessment to estimate the additional development capacity needed¹⁶⁴, and of the future development strategy to demonstrate how sufficient, feasible capacity will be provided¹⁶⁵. We agree with Ms Bowbyes that there will be many PDP provisions (and actions outside the PDP) that assist the Council to ensure sufficient development capacity is provided for, including ensuring that the PDP provides for sufficient, suitably zoned, housing and business land. We understand from the Council's PDP Stage 1 decision that this is the case¹⁶⁶.

78. We accept there are wider section 5 matters to be provided for when considering development capacity under the NPS, as well as the requirement in Policy PA3a) to provide for choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations and places to locate businesses¹⁶⁷. However, we agree with Mr Farrell that the NPS-UDC does not express any primacy for housing over business capacity provision. We also note the requirement in Policy PA3c) to have particular regard to limiting as much as possible adverse impacts on the competitive operation of land and development markets. Having regard to these broad policies of the NPS-UDC, we generally agree with Ms Bowbyes¹⁶⁸, that the provisions of the variation need to strike a balance between providing flexible opportunities for visitor accommodation in residential units (to satisfy the demand for that choice of accommodation) and providing sufficient capacity for a choice of residential housing types in suitable locations. If the variation does not achieve this, then we would agree with Ms McLeod that it would be inconsistent with Policy PA3, but if it does then the variation will assist in giving effect to the NPS. With the amendments to the variation we recommend later in this Report, we conclude that the variation will strike this balance and, within its limited focus, will give effect to the NPS-UDC.

2.5 Otago Regional Policy Statement

79. In relation to the Proposed RPS, we note first that the provisions at issue have been made operative by the Regional Council as from 14 January 2019¹⁶⁹, and the PDP must therefore give effect to them. We generally accept the evidence of Ms Bowbyes that the variation would give effect to the objectives and policies relating to urban growth and development (Objective 4.5 and Policy 4.5.1), commercial activities (Policy 5.3.3) and tourism (Policy 5.3.6). Ms McLeod disagreed¹⁷⁰ with Ms Bowbyes, stating that the variation is not appropriate to give effect to Objective 4.5 and Policy 4.5.1, as RVA does not compromise housing capacity and makes efficient use of housing stock. We are recommending amendments to the variation which provide greater flexibility for establishment of RVA and homestays in residential areas than the provisions supported by Ms Bowbyes. With these amendments, we consider the variation will give effect to the above objective and policies. With respect to Chapter 1

¹⁶³ NPS-UDC, Policies PA1 and PA3, and definitions of "sufficient" and "demand"

¹⁶⁴ NPS-UDC, Policy PB4

¹⁶⁵ NPS-UDC, Policy PC12

¹⁶⁶ Report 17-01, Section 3

¹⁶⁷ NPS-UDC, Policy PA3

¹⁶⁸ A Bowbyes, EIC, paragraph 5.29

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

¹⁷⁰ Ay McLeod, EIC, paragraphs 9.6-9.7

(relating to economic, social cultural wellbeing), Ms McLeod disagreed¹⁷¹ with Ms Bowbyes that the variation would give effect to Objective 1.1 and Policy 1.1.1, stating that it would frustrate, or limit, their achievement. Having considered evidence from the range of submitters, we were concerned at the extent to which the variation, as supported by the Council, would limit the ability of residents, property owners and visitors to the District to gain economic and social wellbeing from the provision and use of RVA and homestays in residential areas. With the amendments we are recommending to the variation, we are now satisfied that the variation will give effect to Objective 1.1 and Policy 1.1.1 of the Partially Operative RPS 2019.

2.6 Strategic Direction Chapters of PDP

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

3. MANAGING EFFECTS OF HOMESTAYS AND RVA

3.1 Low and Medium Density Residential Zones

3.1.1 Approach Taken

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

3.1.2 Homestays -Maximum Number of Guests per Night

82. The submissions from Airbnb¹⁷² and Fiskens & Associates¹⁷³ sought, in conjunction with other changes, that the standards for Homestays are deleted. A group of proforma submissions

¹⁷¹ A McLeod, EIC, paragraphs 9.5 & 9.11

¹⁷² Submission 2390

¹⁷³ Submission 2372, as well as Submission 2375

identified by Ms Bowbyes¹⁷⁴ opposed the definition of homestay and sought that any primary place of residence or family holiday home / bach should be able to be used as a homestay, without restriction or the need for resource consent. These submissions stated that limiting the number of paying guests to no more than 5 per night is an overly restrictive standard, would be difficult to comply with and enforce, and would unfairly punish families. Meg Taylor¹⁷⁵ and Heather Juergensen¹⁷⁶ sought that the number of guests accommodated within a homestay at any one time should be increased from 5 (as notified) to 6. Campbell Bevan¹⁷⁷ sought that homestays be limited to 3 guests at any one time. In terms of the activity status for non-compliance the standards, Bookabach and Bachcare asked that the notified non-complying activity status be changed to restricted discretionary activity status.

83. During the course of the hearing, we received evidence from residents who operate homestays in their homes or who had experience with homestays operating in the vicinity of their homes¹⁷⁸. We also received evidence relating to homestays from Ms Bowbyes on behalf of the Council, and from the witnesses for Airbnb, Bookabach and Bachcare.
84. We have addressed the evidence from Airbnb earlier in this report. We concluded there is potential for adverse effects on residential amenity from homestay activity, but this is able to be effectively managed by standards within the PDP. With appropriate and effective standards, we consider the effects of homestays can be managed as permitted activities.
85. Ms Bowbyes¹⁷⁹ relied on the submission from Campbell Bevan to recommend reducing the permitted scale of homestays to 3 guests at any one time. She stated that the notified 5 guest limit (with unlimited nights' occupation) may result in significant adverse effects in the zones where a high level of residential amenity is sought. She agreed with Campbell Bevan that 5 guests would impact on residential amenity, although she acknowledged it is unlikely that a homestay would operate at full capacity at all times. However, Ms Bowbyes did not present us with any specific information regarding existing problems or complaints as a result of adverse effects of homestay activities, despite the ODP allowing registered homestays to accommodate 5 guests as a permitted activity.
86. With respect to activity status for non-compliance with the standards for homestays, the evidence from Mr Chrisp¹⁸⁰, for Bookabach and Bachcare, was that where performance standards are unable to be complied with, the identified issues are readily expressed as matters of discretion and assessment criteria. He stated that they relate to aspects of amenity that are well understood and described through the objectives and policies, indicating that they can be assess on a restricted discretionary activity basis. The Panel asked Ms Bowbyes to respond to this matter through our Minute of 12 September. In her response¹⁸¹, she

¹⁷⁴ Submissions 2057, 2058, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2080, 2081, 2082, 2092, 2093, 2102, 2180, 2111, 2112, 2113, 2114, 2116, 2117, 2119, 2179, 2396, 2399, 2402, 2415, 2416, 2427, 2428, 2431, 2438, 2481, 2495, 2507, 2533, 2565, 2570, 2583, 2588, 2704, 2705, 2730, 2736, 2801

¹⁷⁵ Submission 2039

¹⁷⁶ Submission 2573

¹⁷⁷ Submission 2521

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

¹⁷⁹ A Bowbyes, EIC, paragraph 11.22

¹⁸⁰ M Chrisp, EIC, paragraph 6.13

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

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

87. The Section 32 Report prepared by the Council for the notified variation, supported a limit of 5 paying guests, but provided no evaluation of its costs and benefits (presumably because no change was proposed from the ODP). In relation to activity status, the Section 32 Report supported the introduction of non-complying activity status, but recognised that this may impose significant costs for those wishing to obtain resource consents to operate beyond the permitted standards, and would act as an effective disincentive to consent applications. There was, however, no discussion of the efficiency of these costs in the context of homestays. Ms Bowbyes' section 32AA evaluation¹⁸² considered her recommended reduction to 3 guests as a permitted activity standard. This evaluation stated there would be positive outcomes in terms of the nature and scale of adverse effects on the residential amenity of neighbours and character and cohesion of residential localities, but with costs in terms of reduced benefits for hosts, reduced availability of accommodation for visitors, and additional resource consenting costs. It concluded the 3 guest limit would be more effective and efficient than 5 guests, setting a more realistic threshold for homestays in residential neighbourhoods. However, as with her evidence, the Section 32AA evaluation did not provide any supporting information or analysis for this conclusion.
88. We have considered the submissions and evidence. We are not satisfied that reducing the permitted scale of homestays in low and medium density residential zones from 5 paying guests at any one time (as notified) to 3 is the most appropriate way to achieve the objectives of the PDP. We have considered the objectives contained in the variation, as well as the strategic objectives and policies we have referred to previously. We consider that the costs of reduced diversity of accommodation options for visitors, reduced economic and social benefits for homestay hosts and associated service providers, and the additional resource consenting costs to exceed 3 guests, are not outweighed by the indeterminate benefits for residential amenity, given the lack of any clear evidence on this. We do not see any direction in the relevant objectives that would lead to rules that disincentivise the activity of homestays in low and medium density residential zones. We accept the evidence of Mr Chrisp and Ms Bowbyes that non-complying activity status for breaches of homestay standards would be unduly onerous. We are satisfied that potential adverse effects on residential amenity can be managed through restricted discretionary activity status with appropriate matters of discretion. On this basis, we recommend that the permitted activity threshold for homestays in the low and medium density residential zones remain at the notified level of 5 paying guests at any one time, with non-compliance being considered as a restricted discretionary activity. We will return to the other standards later in this Report.

3.1.3 Residential Visitor Accommodation - Maximum Number of Nights per Year

89. Most of the submissions on this matter, and the evidence before us, related to RVA. As we stated at the start of this Report, some submissions supported the variation¹⁸³, and a large

¹⁸² A Bowbyes, EIC, Appendix 4

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

number of submissions asked that the entire variation be rejected or withdrawn in its entirety. Many of these submissions focussed on the provisions for RVA. In particular, they expressed opposition to the change from the ODP in terms of the number of nights per year that RVA can operate as a permitted activity (from 90 in the ODP to 28 in the notified variation), and the status of applications to exceed that threshold (from discretionary in the ODP to non-complying activity in the notified variation). We accept Ms Bowbyes' summary of these submissions in her evidence in chief¹⁸⁴.

90. Airbnb¹⁸⁵ sought there be no restrictions on RVA, and that hosts should be able to operate RVA, at any scale, without the need for a resource consent. We have addressed the evidence from Airbnb earlier in this report. We concluded there is potential for RVA to adversely affect residential cohesion, and residential amenity for neighbours, and that these potential adverse effects can be effectively managed through appropriate standards and consent processes. We also concluded that, although RVA may have an effect on the availability of long term rental housing, restricting RVA through the PDP would not be an effective or efficient way to address the District's problem of long term rental housing availability and affordability.
91. The group of proforma submissions identified by Ms Bowbyes¹⁸⁶ opposed the notified restriction on permitted RVA to a total of 28 nights per year. They stated that this is an extremely restrictive standard which will require the majority of Airbnb hosts to apply for a resource consent to let their houses or apartments and is difficult to comply with and enforce. Many submissions sought the retention of the 90 nights per year for RVA in the ODP. Others sought a variety of different thresholds for permitted RVA, for example: TradeMe¹⁸⁷ (60); Ella Hardman¹⁸⁸ (42 or 60); Rachael Walker¹⁸⁹ (70); John Wilkinson¹⁹⁰ (100); Mark Smith¹⁹¹ (90 or 180); the Luxury Accommodation Providers¹⁹² (120); and Ian Sawers¹⁹³ (200). In terms of the activity status for non-compliance with the standards, Bookabach and Bachcare, as well as other submitters, asked that the notified non-complying activity status be changed to restricted discretionary activity status. The pro-forma submissions also opposed the non-complying activity status for RVA not complying with the standards.
92. Having considered the views of the submitters, Ms Bowbyes recommended¹⁹⁴ increasing the number of permitted nights for RVA to 42 nights per year. She based this number on the number of nights the usual residents occupying the house could vacate the house during their annual leave and public holidays. In her opinion, this would ensure that the main use of the residential unit would be for residential activity, with the RVA being secondary. She considered that this limit would also achieve the goal of limiting adverse effects on residential amenity and residential cohesion. In her subsequent evidence, and in answer to the Panel's questions, Ms Bowbyes continued to hold her view that the permitted threshold for RVA

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

184 A Bowbyes, EIC, paragraphs 9.1-9.46

185 Submission 2390

186 Refer to Footnote 173

187 Submission 2285

188 Submission 2048

189 Submission 2217

190 Submission 2089

191 Submission 2172

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

193 Submission 2038

194 A Bowbyes, EIC, paragraph 9.82

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

93. At the hearing, we received evidence from numerous submitters giving their opinions as to the appropriate threshold for permitted RVA. As we noted above, many were happy with the 90 nights per year for permitted RVA in the ODP¹⁹⁵, provided that resource consents to exceed that threshold were not too hard to get. Others were happy with Ms Bowbyes recommendation for 42 nights¹⁹⁶, and some considered 90 nights too restrictive¹⁹⁷.
94. In their combined presentation to the Panel, Bookabach and Bachcare confirmed their preferred approach¹⁹⁸ was the simpler method identified in their legal submissions from Ms Hartley¹⁹⁹ – permitted activity for registered RVA to 90 nights per year, with restricted discretionary beyond that. It was Ms Hartley's submissions that, at 90 nights of RVA use per year, the residential unit would still be predominantly used for a residential activity, and with specific, carefully worded matters of discretion, the effects of RVA beyond this threshold (including cumulative effects) can be controlled with restricted discretionary activity status. In relation to activity status for non-compliance with the threshold, Mr Chrisp held the same views for RVA as we have summarised above for homestays, that aspects of effects on residential amenity can be assessed on a restricted discretionary activity basis.
95. Mr Farrell²⁰⁰, for the Luxury Accommodation Providers, supported their submission for a threshold of 120 nights per year, but in "urban" zones he supported a controlled activity application up to this threshold, in order for standards to be able to be imposed relating to noise, parking, vehicle access and other site-specific operational management matters. Beyond 120 nights, he supported discretionary or restricted discretionary activity status, with a focus on assessment of effects on residential amenity values and residential cohesion. In answer to the Panel's questions, the representatives²⁰¹ of the Luxury Accommodation Providers stated that 120 nights was a "sweetspot" for their type of accommodation, which provides a good economic return to the owner and the property managers, covers the high costs involved, and suits the balance of use alongside owner use. It was their evidence that, on average, the houses they manage are used by the owners for about 1/3 of the year, rented for 1/3, and left empty for the remaining 1/3.

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

¹⁹⁶ For example, Ella Hardman (Submission 2048)

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

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

¹⁹⁹ Legal Submissions, paragraphs 2.8-2.10

²⁰⁰ B Farrell, EiC, paragraph 27

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

96. The Section 32 Report prepared by the Council for the notified variation, evaluated the permitted limit of 28 nights per year for RVA. It recognised that this may reduce the income obtained by RVA hosts and may compromise the financial position of those relying on this income; and may result in a loss of vibrancy and vitality from areas where fewer short term visitors are accommodated. In terms of benefits, the report stated that the frequency of visitor-derived adverse effects on amenity for neighbours may be reduced; some residential units may return to the general pool of accommodation available for long term residents and workers; and the conversion and construction of residential units for RVA would slow. As with homestays, the Section 32 Report identified that non-complying status to exceed the permitted RVA threshold may impose significant costs for those wishing to obtain consents, and would act as an effective disincentive to consent applications. Ms Bowbyes' section 32AA evaluation²⁰² considered her recommended increase to 42 nights. She evaluated that this increase would be more efficient and effective than the notified provisions, as it would allow occupants to let their home during their annual leave as well as public holidays, and would provide greater flexibility of accommodation options during peak periods; whilst "balancing" the need to restrict adverse impacts on house supply and residential cohesion.
97. We have considered the submissions and evidence, and are not satisfied that a threshold of 42 nights per year for permitted RVA in low and medium density residential zones (the Council's final position) is the most appropriate way to achieve the objectives of the PDP. We empathise with the statement from one submitter²⁰³ who asked "what is the logic" behind any particular number of nights per year, and that it doesn't seem to be easy to find a clear "effects-basis" for any threshold. We agree there is an element of arbitrariness in any such threshold, but we have not been asked to consider any other basis for managing the scale and intensity of effects from RVA.
98. We have considered the objectives contained in the variation, as well as the strategic objectives and policies we have referred to previously. We have considered the benefits for visitors and the District as a whole of enabling a diversity of accommodation options for visitors, particularly at peak visitor times; and the economic and social benefits for homestay hosts and associated service providers. We have also considered the potential for social and environmental costs in terms of adverse effects on residential amenity for neighbours and loss of residential cohesion in a neighbourhood. However, we consider such adverse effects can be effectively managed through appropriate standards and consent processes. We do not see any direction in the relevant objectives that would lead to rules that disincentivise the activity of RVA in low and medium density residential zones, particularly as we have recommended rejecting the use of RVA controls through the PDP for addressing the District's issue with long term rental availability and affordability. We have not been persuaded, on the basis of any evidence before us, that the 90 night per year threshold in the ODP has resulted in problems relating to residential amenity or cohesion, that cannot be addressed through standards, consent processes and associated enforcement. We are satisfied on the evidence from the many RVA hosts who presented to us, that 90 nights enables viable RVA use, whilst being an appropriate starting point for considering RVA proposals that may or may not be suitable in terms of their nature, scale, intensity and location, and may need to be declined.
99. We have turned our minds to the enforcement difficulties raised by several parties in relation to the ODP provisions, and the difficulties of writing standards for permitted activities that capture the diversity of RVA situations.

²⁰² A Bowbyes, EIC, Appendix 4

²⁰³ Peter Howe (Submission 2429)

100. In terms of enforcement, Ms Bowbyes referred to the difficulties the Council currently faces with monitoring RVA under the ODP, where it is a permitted activity provided it is registered with the Council. It is very difficult for the Council to know whether an RVA is operating in a residential unit, and a huge task to check for all potential RVA's. Without this information, it is very difficult for the Council to enforce the standards the ODP requires permitted RVA to meet (i.e. the limit of 90 nights per year, one household of visitors, and a minimum stay of 3 consecutive nights). Several submitters told us that a major concern regarding RVA was the lack of Council enforcement of the ODP provisions. Heidi Ross²⁰⁴ provided us with detailed information regarding her difficulties with getting the Council to monitor and enforce its rules regarding visitor accommodation on the site adjoining her house. We found Ms Ross to be a balanced and persuasive witness and we sympathise with her frustrations and the efforts that she has had to go to.
101. Ms Bowbyes²⁰⁵ considered two options to address this enforcement difficulty – a resource consent trigger for all RVA, to provide the opportunity for resource consent compliance and monitoring processes; or a permitted activity standard requiring all RVA to be registered with the Council prior to their establishment (with requirements for record keeping). In her Reply evidence, Ms Bowbyes²⁰⁶ considered providing for RVA as a controlled activity (rather than permitted with standards). She saw merits in this, as it would have the benefit of bringing all RVA activities onto the Council's 'radar', the opportunity for appropriate conditions to be applied²⁰⁷. However, she cautioned against applying this activity status for too many nights per year²⁰⁸, as it would provide limited scope to address effects on housing supply and residential cohesion (including cumulative effects).
102. Having considered the benefits and costs of controlled and permitted activity status for RVA, we recommend that RVA in the low and medium density residential zones be a controlled activity up to a maximum of 90 nights per year. We consider the additional costs of obtaining a controlled activity consent are outweighed by the benefits for record-keeping, monitoring, enforcement and the ability to impose specific conditions for the particular RVA use, site and neighbourhood. Conditions could be imposed relating to such matters as: the number of guests at any one time, guest management (e.g. in relation to noise, use of outdoor areas, parking and access), compliance with the building code (e.g. for smoke alarms), complaints, record-keeping and monitoring. A consent process would bring each RVA to the Council's attention (and on to its records) enabling the Council to check other requirements outside the PDP, such as health and safety requirements. The Council, if it wished, could levy an annual monitoring fee to cover the cost of regular checking of RVA's. It is possible that, as it cannot be declined, the security of obtaining a controlled activity consent may outweigh the insecurity of relying on existing use rights, and encourage existing RVA hosts to obtain a consent. Over time, the Council would be able to collect data regarding the nature, scale and prevalence of RVA use in these zones, to input into consideration of the wider question of long term rental availability and affordability. We consider controlled activity status would be an effective and efficient means of achieving the PDP's objectives and policies relating to

²⁰⁴ Submission 2371

²⁰⁵ A Bowbyes, Rebuttal evidence, paragraph 7.13

²⁰⁶ A Bowbyes, Reply evidence, paragraphs 3.23-3.26

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

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

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

103. Finally, we have considered the appropriate activity status for exceeding the threshold of 90 nights per year. Throughout the hearing, Ms Bowbyes maintained her view that non-complying activity status for breaches to permitted standards for RVA in the low and medium density residential zones is appropriate. In particular, it was her view²⁰⁹ that non-complying activity status is necessary to effectively manage the adverse effects of RVA on residential capacity in these zones and to support residential activities as the predominant activity. She stated²¹⁰ that restricted discretionary activity status is not a suitable resource management approach for implementing a clear policy direction to limit the growth of an activity such as RVA, or for addressing potential cumulative effects. She considered²¹¹ that amending the status to discretionary or restricted discretionary in these key residential zones would fail to limit the proliferation of RVA activities and the resulting cumulative adverse effects on residential cohesion and amenity.
104. We acknowledge Ms Bowbyes' concern that limiting a proliferation of (by-themselves) small activities can be difficult to control through discretionary or restricted discretionary activity consents. We agree that it can be very difficult for a Council to determine, on a consent-by-consent basis, when incremental cumulative effects reach a critical threshold such that no more activities can be accommodated in an area. Non-complying activity status can be a useful tool for strongly managing these types of cumulative effects. However, we also agree with the evidence of Mr Chrisp that non-complying activity status for minor breaches of RVA standards would be onerous. We consider that some, but not unlimited, flexibility should be provided by enabling some additional nights per year to be considered by way of restricted discretionary activity. We have settled on, and recommend, a maximum of 180 nights per year to provide this flexibility. We have chosen this as a compromise between 120 nights supported by the Luxury Accommodation Providers and 200 nights sought by and Ian Sawers²¹², although we recognise there is an element of arbitrariness in any such threshold. At that scale, we are satisfied that potential adverse effects on residential amenity and residential cohesion (including cumulative effects) can be managed through restricted discretionary activity status with appropriate matters of discretion. We, therefore, recommend restricted discretionary activity status for RVA up to 180 nights per year, and non-complying activity status beyond this scale and for non-compliance with other standards.

4. DEFINITIONS

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

²⁰⁹ A Bowbyes, EIC, paragraphs 9.100-9.103

²¹⁰ A Bowbyes, EIC, paragraph 9.124

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

²¹² Submission 2038

106. Some submitters supported the definitions in the notified variation²¹³. As we are recommending accepting those definition, with some changes, we recommend accepting those submissions in part. Hospitality New Zealand²¹⁴ supported the separate categorising of visitor accommodation, RVA and homestays, which are we recommending be retained. That organisation also sought that a note be added to the definitions advising that additional building code and building warrant of fitness compliance may apply. Ms Bowbyes²¹⁵ recommended adding a note referring to requirements of the Building Act 2004, which we have recommended be included in the definitions of RVA and homestay²¹⁶. We note here that we recommend deleting the two other notes notified with the homestay definition (referring to registration and rates), as they are no longer relevant to the variation’s provisions.
107. Other submitters²¹⁷ expressed general opposition to the definitions in the notified variation, including Airbnb. As we are recommending that the definitions generally be retained in the variation, with some amendments, we recommend these submissions be rejected.
108. The submissions from Streat Developments, Fiskin & Associates and Church Street Trustee Ltd²¹⁸ sought that the definitions of RVA and homestay are deleted, such that the definition of VA would encompass holiday homes and Airbnb holiday rentals. We did not hear evidence from these submitters at the hearing. As discussed earlier in this Report, we have found that the different forms of visitor accommodation are distinguishable from each other, and from residential activities, in terms of their potential for adverse effects. We also accept the evidence of Ms Bowbyes that the effects of RVA, homestays and VA (as defined in the PDP) are different and should be defined and treated differently. We accept Ms Bowbyes’ evidence that these should be defined and managed separately²¹⁹, providing a more fine-grained regulatory response to their potential for adverse effects, and therefore recommend rejecting these submissions.
109. The large group of proforma submissions identified by Ms Bowbyes²²⁰ requested that any primary place of residence or family holiday home /baches be excluded from the definition of RVA and instead be included within the definition of homestays, with no distinction as to whether the property was occupied or unoccupied by its permanent residents. Only investment properties would be defined as RVA. We did not hear any evidence on this matter from the submitters. We accept Ms Bowbyes’ evidence²²¹ that she is not aware of any efficient or effective method of making this distinction without the Council establishing the use of every dwelling in the District to determine its primary use, and that it would be difficult to practically separate a family holiday home from an investment property. We agree with Ms Bowbyes that this would introduce significant and unnecessary complexity into the District Plan that would not be effective or efficient to implement. We recommend that these submissions be rejected.

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

²¹⁴ Submission 2556. Bridgit Parker appeared at the hearing on behalf of this submitter.

²¹⁵ A Bowbyes, EiC, paragraph 9.15

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

²¹⁷ For example, Submissions 2042, 2223 & 2390

²¹⁸ Submissions 2311, 2372 & 2375

²¹⁹ A Bowbyes, EiC, paragraph 6.8 & 9.56

²²⁰ Refer to Footnote 173

²²¹ A Bowbyes, EiC, paragraphs 9.51-9.54

110. Submissions from Bookabach²²² and Bachcare²²³ sought to add a requirement into the definitions of RVA and homestay such that they apply only to a single household, rather than multiple parties occupying the same property²²⁴. The evidence from Mr Chrisp²²⁵ was that the intensity of the activities, and associated effects, increase where they involve multiple parties staying in the same accommodation. He stated that the key to ensuring such activities remain low intensity is to manage occupancy, and this is most appropriately achieved through a requirement that they are occupied by a single household. It was Ms Bowbyes' evidence²²⁶ that the concept of a "household" is vague, lacks definition and certainty, and would consequently be challenging to implement or effectively enforce. Mr Chrisp disagreed with this view, noting that the concept of a single household is already defined in the PDP and used as the basis for managing other activities. However, we note that the definition of "household" in the PDP is for a group "who normally occupy the same primary residence". We accept Ms Bowbyes' evidence²²⁷ that this concept would be much more difficult to enforce with certainty if applied to visitors who may, or may not, be holidaying together as a group. We also accept her evidence that embedding "rules" within definitions results in difficulties for interpretation of activity status. We recommend rejecting these submissions.
111. Retention of a registration system for homestays and RVA was requested by several submitters²²⁸, and that this should form part of the definitions for those activities. Bookabach and Bachcare, along with the similar proforma submissions, requested that different controls be adopted in regard to registered and unregistered RVA and Homestay activities. Separate definitions for registered RVA and registered homestays were provided to us in their recommended definitions, following the hearing. In answer to the Panel's questions, Mr Chrisp suggested a standard requiring some form of registration, however, his evidence to us did not address the differentiation of definitions based on registration. Ms Bowbyes' evidence²²⁹ was that it was inappropriate to embed a requirement for registration into a definition, as it was a separate Council process for the purpose of apportioning rates correctly, which is not a resource management purpose. She noted that it has been problematic, for the administration and enforcement of the plan, to require people to go through a process outside the district plan as part of achieving an activity status (as has been the case with the ODP)²³⁰. In response to a request for an annual registration requirement, she considered²³¹ that this would be overly onerous, with more effective and efficient measures being achieved through the PDP rules. We have accepted Ms Bowbyes' position on this matter. We agree with her that it is problematic and complex to embed a separate process outside the District Plan (which does not have a resource management purpose) into a plan's definitions and rules. Whilst we support mechanisms to ensure that RVA and homestays are brought to the Council's notice, for the purpose of monitoring and enforcement of the plan's provisions, we do not support the linking of the current registration system into the definitions or rules.

²²² Submission 2302

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

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

²²⁵ M Chrisp, EiC, paragraph 6.4-6.5

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

²²⁷ A Bowbyes, Rebuttal evidence, paragraph 8.4

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

²²⁹ A Bowbyes, EiC, paragraph 11.5 & 12.11

²³⁰ Also, A Bowbyes, Reply evidence, paragraphs 3.29-3.32

²³¹ A Bowbyes, EiC, paragraph 9.66 & 12.11

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

112. The Luxury Accommodation Providers²³² sought that the definition of RVA be amended to remove the words “*where the length of stay is less than 90 days*”, although we received no evidence on this from the submitters. We accept the evidence from Ms Bowbyes²³³ that the 90 night threshold in the definition serves to set ‘short-term’ letting apart from ‘long-term’ letting. It also forms part of the definition of ‘visitor accommodation’ and is an important differentiator between these definitions and ‘residential activity’ which would include a paying guest staying for 90 or more nights (such as long-term rental, homestay students). We recommend that these submissions be rejected, and the words be retained within the definitions and added to the definition of homestay as recommended by Ms Bowbyes.
113. Bookabach and Bachcare sought that bed and breakfasts (BnB’s) that cater for more than one household group should be excluded from the definition of homestay²³⁴. Ms Bowbyes’ evidence²³⁵ was that BnB’s are typically small-scale and have traditionally established in residential and rural areas. It was her view that BnB’s are more akin to peer-to-peer letting of individual rooms within an occupied residential unit, rather than being commercial VA (as defined in the PDP). She considered that, with standards to control scale and associated occupancy by the permanent residents, BnB’s can be appropriately considered within the definition of homestays. Mr Chrisp²³⁶ disagreed as, in his view, the provision of additional services to BnB guests introduces a commercial aspect that is markedly different from, and more intense than, residential accommodation and BnB’s should, therefore, be defined as VA. Having considered the range of scales and intensities that could come within the definition of homestay, including farm stays and BnB’s, we prefer the evidence of Ms Bowbyes as being a more pragmatic and effective approach to managing the range of possible effects, without unduly fragmenting the definition, and recommend these submissions be rejected.
114. Nikki Gladding²³⁷ presented evidence opposing the part of the notified definition of VA²³⁸ that allows services and facilities primarily for overnight guests of the accommodation to also be used by persons not staying overnight on the site²³⁹. She noted the definition does not limit the scale of the ancillary activities, and the range of activities that would be allowed is unclear. She sought the deletion of this provision. She also sought an ability for the rules, in any particular zone, to over-ride the definition, primarily in relation to ancillary services and facilities. Ms Gladding was particular concerned regarding the implications of this part of the definition, and its effects, for the operative Township Zones which have not yet formed part of this review of the District Plan. In Glenorchy, under the ODP, visitor accommodation is a controlled activity in the Visitor Accommodation Sub-Zone (VASZ), and she was concerned that combining the variation’s definition with this rule would allow a wide range of commercial facilities as of right, without controls.

²³² Submissions 2592, 2598 & 2600

²³³ A Bowbyes, EiC, paragraph 8.1

²³⁴ Christine Byrch (Submission 2357) also sought this deletion

²³⁵ A Bowbyes, Reply evidence, paragraphs 8.8-8.10

²³⁶ M Chrisp, EiC, paragraph 6.9

²³⁷ Submission 2411

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

²³⁹ Christine Byrch (Submission 2357) made a similar submission to Submission 2411.

115. It was Ms Bowbyes' view²⁴⁰ that the requirement for these facilities to be directly associated with, and ancillary to, VA provides sufficient safeguard against the outcomes of concern to Ms Gladding. Ms Bowbyes also considered it is not appropriate for zone rules to alter a definition, as this would result in uncertainty regarding application of the definition.
116. Ms Gladding's submission was opposed by Matakauri Lodge Limited²⁴¹ which supported the definition as notified (and the amendments recommended by Ms Bowbyes). The legal submissions²⁴² for Matakauri Lodge from Ms Morrison-Shaw noted that there is no standard definition for visitor accommodation that applies across New Zealand, and that any definition should be broad enough to capture the full range of likely activities in this District. She submitted that including ancillary activities within the definition, and providing for limited use by non-residents, appropriately recognises the reality of existing VA facilities and provides a clear indication to plan users as to what activities the definition encompasses. Ms Morrison-Shaw pointed out that Ms Gladding's concerns can be addressed through future resource consents for particular VA proposals, and future rules requiring resource consents to be obtained. We also received evidence from Ms Rebecca Holden²⁴³ for Matakauri Lodge. She pointed out that many existing VA facilities throughout the District contain services and facilities that are often utilised by people not staying at the venue, including those used for this hearing, and that these provide an important service and economic benefit to the community and the District.
117. Having considered the submissions received, and the evidence and legal submissions presented to us, we accept the position put forward on behalf of Matakauri Lodge, and supported by Ms Bowbyes. Given the importance of VA and its associated services and facilities to the social and economic wellbeing of the District and its residents, we agree that the definition of VA needs to clearly and realistically identify the range of ancillary activities that are anticipated, and that it is expected that they will also be used by those not staying overnight on the site. We consider the definition is sufficiently clear as to the balance of use anticipated between overnight guests and others. Any particular limitations can be considered as part of any resource consent processes required. We note that VA is proposed through this variation to be a restricted discretionary activity in the LDSRZ and MDRZ where within a VASZ, and that any application of this definition to the Township Zones would be considered as part of a review of those provisions in due course. We recommend accepting the definition attached to Ms Bowbyes Reply evidence, and that the submissions from Ms Gladding be rejected and from Matakauri Lodge be accepted.
118. A final matter which was of concern to the Panel, and discussed with Ms Bowbyes at the hearing, was whether the definitions of homestay and RVA allow the use of both a residential unit and a residential flat on a site, at the same time, for paying guests. Both definitions use the words '*the use of a residential unit including a residential flat by paying guests*'. We have interpreted this as meaning either a unit or a flat, or both at the same time, being used by paying guests on a site. For a homestay, we have also considered the requirement in the definition that there be concurrent occupancy by residents as a residential activity. The definition includes the words '*at the same time that the residential unit or residential flat is occupied by residents ...*'. We do not interpret these words as limiting the occupancy to the particular unit or flat that is being used by the paying guests. Rather, we interpret this as requiring either the unit or flat to be occupied by residents, irrespective of whether the unit

²⁴⁰ A Bowbyes, EIC, paragraphs 11.30-11.31 & 11.34

²⁴¹ Submission 2611 and Further Submission 2735

²⁴² Legal Submissions (Submission 2611), paragraphs 7-19

²⁴³ R Holden, EIC, section 3.3

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

119. Mr John Kyle confirmed at the hearing that the submission from Queenstown Airport Corporation²⁴⁴ regarding the definition of Activity Sensitive to Aircraft Noise (ASAN) has been resolved through the amendment to this definition recommended by Ms Bowbyes, and that this has also resolved the related submissions regarding standards for RVA and homestays. We recommend that this amendment and submission be accepted.

5. ZONE PURPOSES

120. The notified variation introduced additional paragraphs relating to visitor accommodation into the Zone Purpose for the LDSRZ, MDRZ, High Density Residential Zone (HDRZ), Arrowtown Residential Historic Management Zone (ARHMZ) and Large Lot Residential Zone (LLRZ). Other than from Ms Bowbyes and Mr Gala²⁴⁵ (whom we refer to below), we did not hear any specific evidence on the amendments sought by submitters to the Zone Purposes. Ms Bowbyes' evidence addressed the specific amendments sought by some submitters (which we will refer to further below). Resulting from her consideration of submissions, she recommended some substantial amendments and additions to the notified Zone Purposes through the updated variation attached to her evidence. We have used the version attached to her Reply Evidence as the basis for our consideration of the relevant submissions.
121. The majority of the submissions seeking amendments to the Zone Purposes did so as part of their general opposition to the provisions of the variation²⁴⁶. At the start of this Report we addressed the general submissions seeking no, or more liberal, controls over RVA and homestay accommodation. As a result of our findings on these general matters, we recommend amendments to the Zone Purposes for the LDSRZ, MDRZ, ARHMZ and LLRZ, to align those statements with our findings and recommendations regarding the provision for RVA and homestays in those low and medium density residential zones. In particular, we recommend removing the focus on managing the supply of residential housing for long term rental accommodation through restricting RVA and homestays outside VASZs; and on ensuring that each residential unit (and residential flat) is predominantly used for residential activities. Instead, we have recommended strengthening the focus of the Zone Purposes on managing the effects of RVA and homestays in order to maintain residential character and residential amenity values, in accordance with our findings on those matters earlier in this Report. We recommend these alterations, as shown in Appendix 1, accordingly and recommend that those submissions which support these changes be accepted in part.
122. Ms Bowbyes' evidence²⁴⁷ addressed the submissions from the Luxury Accommodation Providers who requested that the references in the Zone Purposes to "restricting" visitor accommodation be altered to "controlling", and that the references to loss of housing supply be removed. Consistent with her firmly expressed views, Ms Bowbyes considered that the amendments proposed by these submitters²⁴⁸ would undermine the Council's ability to

²⁴⁴ Submission 2618

²⁴⁵ N Gala for Coherent Hotel Limited (Submission 2524)

²⁴⁶ Examples include RSJ Tahuna Trust (Submission 2226); Nona James (Further Submission 2798)

²⁴⁷ A Bowbyes, EiC, paragraphs 9.72-9.75

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

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

123. Ms Bowbyes also addressed²⁴⁹ the submissions from Submitters 2216, 2221 and 2342²⁵⁰ who sought that the zone purpose, objectives and policies in the LDSRZ and MDRZ are amended to acknowledge the importance of the supply of VA in Wanaka because the market relies on accommodation within these zones to meet demand. We did not hear any evidence from these submitters, however, Ms Bowbyes acknowledged that Wanaka does have very few VASZs, and it has only a small amount of land zoned HDRZ (where VA is enabled more readily). She did not recommend any amendments to the Zone Purposes, objectives or policies, as a result of these submissions. However, she recommended less restrictive rules for RVA in the MDRZ in central Wanaka. We recommend these rules be accepted and be reflected in the Zone Purpose and policies for this zone and these submissions be accepted in part.
124. The submissions from Fiskin & Associates²⁵¹ and Church Street Trustees Limited²⁵² asked for greater recognition of visitor accommodation in Arrowtown in the Zone Purpose for the ARHMZ. Ms Bowbyes²⁵³ acknowledged that there was insufficient recognition of the visitor accommodation provisions in the Zone Purpose for that zone. She recommended additions, which we recommend are accepted.
125. Coherent Hotel Limited²⁵⁴ sought changes to the Zone Purposes for the LDSRZ and MDRZ to recognise the importance of VA and its importance for Queenstown's economy. Ms Bowbyes' evidence²⁵⁵ agreed with this submitter that the purpose statements could be improved to elaborate on the role of VASZs, and to provide greater clarity regarding how VA is provided for outside of VASZs. She recommended these changes to all the zone chapters that include VASZs, including them in her Reply version of the variation.
126. The legal submissions from Mr Brabant²⁵⁶ and the evidence from Mr Grala²⁵⁷, for Coherent Hotel Limited, generally supported the amendments recommended by Ms Bowbyes, other than her disagreement with recognising the importance of VA in the Zone Purposes. Ms Bowbyes²⁵⁸ considered that the higher order policy in the Strategic Directions and Urban Development Chapters sufficiently highlight the importance of tourism to the District's economy. She reiterated this in her Rebuttal evidence²⁵⁹ where she stated that it is important not to overstate the significance of VA in these zones because they have the principal purpose of providing for residential activities. Mr Grala, however, was of the opinion that the most

²⁴⁹ A Bowbyes, EiC, paragraphs 9.111-9.122

²⁵⁰ Wanaka Selection Limited, Varina Proprietary Ltd and Krook Nominees Proprietary Limited; and Te Wanaka Lodge Limited

²⁵¹ Submission 2372

²⁵² Submission 2375

²⁵³ A Bowbyes, EiC, paragraphs 12.7-12.8

²⁵⁴ Submission 2524

²⁵⁵ A Bowbyes, EiC, paragraph 11.38-11.41

²⁵⁶ Legal Submissions, paragraphs 5, 6 and 39-43

²⁵⁷ N Grala, EiC, paragraphs 33-38

²⁵⁸ A Bowbyes, EiC, paragraph 11.39

²⁵⁹ A Bowbyes, Rebuttal evidence, paragraph 4.3

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

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

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

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

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

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

6. OBJECTIVES AND POLICIES

6.1 Overview

129. The notified variation introduced new objectives and policies relating to visitor accommodation for the LDSRZ, MDRZ, HDRZ, ARHMZ and LLRZ, as well as an amended and new policy for the Rural Residential and Rural Lifestyle Zones (RRZ & RLZ) and the Wakatipu Basin Rural Amenity Zone (WBRAZ). Ms Bowbyes’ evidence considered the amendments sought by submitters and responded to questions from the Panel regarding the wording of the objectives in particular²⁶⁰. She recommended amendments to, and reconfiguring of, the notified objectives and policies through the updated variations attached to her evidence. We have used the version attached to her Reply Evidence as the basis for our consideration of the relevant submissions.

²⁶⁰ Minute of 12 September 2018

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

6.2 Low and Medium Density Residential Zones

131. In a general sense, the submissions seeking amendments to the objectives and policies for the low and medium density residential zones did so as part of their general support of, or opposition to, the provisions of the variation²⁶¹. In the preliminary sections at the start of this Report we addressed the submissions seeking no, or more liberal, controls over RVA and homestay accommodation in these zones. As a result of our findings on these general matters, we recommend amendments to the objectives and policies for the low and medium density residential zones, to align with our findings and recommendations regarding the provision for RVA and homestays. As with the Zone Purposes, we recommend removing the focus on maintaining the supply of residential housing; and on maintaining residential activity as the predominant use of each site. Instead, we have recommended a more enabling approach to providing for VA, RVA and homestays, whilst strengthening the focus of the objectives and policies on managing the effects of RVA and homestays in order to maintain residential character and residential amenity values. We consider these amendments are necessary for the objectives and policies to be consistent with our findings on these matters earlier in this Report. We recommend these alterations accordingly and recommend that those submissions which support these changes be accepted in part.
132. We discussed the submissions from Submitters 2216, 2221 and 2342²⁶² above in relation to the Zone Purposes. As a consequential change, we recommend that Policy 8.2.14.1 for the MDRZ be amended to reflect Ms Bowbyes' recommended rules for RVA in the MDRZ in central Wanaka and that these submissions be accepted in part.
133. Coherent Hotel Limited sought changes to the objectives and policies for the LDSRZ and MDRZ relating to VA and the VASZs, to recognise the importance of VA and its importance for Queenstown's economy. Ms Bowbyes' evidence²⁶³ agreed with this submitter that there is a need to separate out VA from RVA and homestays in the policies, and that the policies relating to VA should be more clearly linked to the effects of VA to ensure that the residential character of these zones is maintained. She recommended changes to the policies for the zones that include VASZs, including them in her Reply version of the variation. The legal submissions from Mr Brabant²⁶⁴ and the evidence from Mr Grala²⁶⁵, for Coherent Hotels Limited, generally supported the policy amendments recommended by Ms Bowbyes. We recommend that Ms Bowbyes' amendments to the policies be accepted, subject to our amendments referred to above. Accordingly, we recommend this submission be accepted in part.

6.3 High Density Residential Zone

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

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

²⁶² Wanaka Selection Limited, Varina Proprietary Ltd and Krook Nominees Proprietary Limited; and Te Wanaka Lodge Limited

²⁶³ A Bowbyes, EiC, paragraph 11.46-11.47

²⁶⁴ Legal Submissions, paragraphs 5, 6 and 39-43

²⁶⁵ N Grala, EiC, paragraphs 33-38

retained. Ms Bowbyes did not recommend any amendments to these provisions. The Luxury Accommodation Providers ²⁶⁶ sought that Objective 9.2.7 be amended to “enable” visitor accommodation, rather than *provide for* it; and that the words “ensuring that adverse effects on residential amenity are avoided, remedied or mitigated” be removed from Policy 9.2.7.2. Mr Farrell’s evidence for these submitters did not specifically address the changes sought to this objective and policy for the HDRZ. Neither did Ms Bowbyes’ evidence directly address these submissions relating to the HDRZ, other than to state that the changes they seek to the policy framework would erode the zones’ ability to ensure that residential development capacity is provided. Fiskén & Associates²⁶⁷ also sought a replacement objective and amendments to Policies 9.2.7.1, 9.2.7.2 & 9.7.2.4. We heard no evidence from this submitter. Ms Bowbyes’ evidence also did not directly address these submissions on the HDRZ, other than recommending they be rejected in her attached table of recommended decisions. We have no basis to make any substantive changes to this objective and policies, although we agree with the submission from the Luxury Accommodation Providers that use of the word “enable” in the Objective is more consistent with the wording of the policies and the Zone Purpose. With this amendment, and some wording clarifications as minor changes, we recommend the HDRZ Objective and the policies remain as notified.

6.4 Rural Zones

135. We received no specific evidence from submitters regarding the proposed policies for the RRZ & RLZ. Streat Developments Limited²⁶⁸ and Fiskén & Associates²⁶⁹ sought deletion of the proposed new and amended policies, and the introduction of other new policies, which would anticipate the introduction of VASZ within these zones. Ms Bowbyes’ evidence²⁷⁰ addressed the Streat submission, stating that the implications of introducing a VASZ framework into these zones would have a far-reaching effect, beyond the submitter’s land (RRZ - Cemetery Road, Hāwea). In her view, the submitter had not sufficiently considered the implications of such provisions, nor considered the Stage 1 decisions version of the PDP which provides for VA as a discretionary activity in those zones. On the basis of Ms Bowbyes’ evidence, we do not recommend the changes sought to these policies and that these submissions be rejected. We have recommended a minor wording change to Policy 22.2.2.5 for consistency with the wording of similar policies in other zones, and with the focus of the rules for RVA. We consider this can be remedied as a minor change in accordance with Clause 16(2). Apart from this minor change, we recommend these policies remain as notified.
136. There were no submissions specifically related to the visitor accommodation aspect of Policy 24.2.5.3 for the WBRAZ. To the extent that there are submissions on this policy more generally, they have been addressed in Stream 14.

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

7.1 Low and Medium Density Residential Zones

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

²⁶⁶ Submissions 2592, 2598 & 2600

²⁶⁷ Submission 2372

²⁶⁸ Submission 2311

²⁶⁹ Submission 2372

²⁷⁰ A Bowbyes, EiC, paragraph 11.65

7.1.1 Homestays

138. Earlier in this Report, we recommended that permitted activity standard for homestays in the low and medium density residential zones remain at the notified level of 5 paying guests at any one time; and that the activity status for not complying with the permitted activity standards be amended to restricted discretionary activity (rather than non-complying as notified). We have added matters to which discretion is restricted for homestay applications. We have included the matters recommended by Ms Bowbyes for homestays in the HDRZ²⁷¹. In addition, we recommend including a wider range of matters that would enable consideration of the nature of the surrounding neighbourhood; the effects of the activity on the neighbourhood (including cumulative effects); the scale and frequency of use (including number of guests per night); and record keeping and monitoring. These are matters that were put to us in evidence from submitters at the hearing. They address the potential for effects from homestays, and the requirements for monitoring and enforcement, we have discussed and accepted earlier in this Report. We have not included matters relating to health and safety provisions for guests, or guest management and complaints procedures (which we have included for RVA), on the basis that homestay guests are sharing the same accommodation as the occupants, with the same health and safety requirements and greater ability to control guest behaviour.
139. Ms Bowbyes recommended amendments to the notified standards for homestays – deletion of the standard restricting the number of vehicle trips per day to 8²⁷²; and addition of a standard²⁷³ requiring notification of the activity to the Council and record keeping²⁷⁴. She also recommended retention of the notified parking standard²⁷⁵. Attached to her Reply evidence²⁷⁶, Ms Bowbyes included an evaluation pursuant to section 32AA of her recommendation to include standards relating to notification and record-keeping for permitted activity RVA and homestays. She concluded such standards would be effective and efficient. They would enable the Council to develop a robust information base, enable effective operation of the Council’s monitoring and compliance functions, and provide long-term evidence for review of the effectiveness of the PDP provisions. We heard no evidence to the contrary regarding Ms Bowbyes’ recommended amendments and, apart from some minor wording changes for clarification, we recommend these amendments be accepted.
140. The notified variation included a standard²⁷⁷ for homestays which required the activity to occur in either an occupied residential unit or an occupied residential flat on a site, but not in both at the same time. Ms Bowbyes’ evidence²⁷⁸ recommended the retention of this standard. We did not receive evidence directly on this matter for the low and medium density residential zones. However, Ms Bowbyes addressed²⁷⁹ the matter in relation to a related submission from Anna Elms and Peter Smith²⁸⁰. She stated that residential flats make up a substantial portion of the economically feasible development capacity of the PDP and will play a key role in achieving a compact urban form and help address the affordability of housing in the District. She considered renting out residential flats to long-term occupants is anticipated,

²⁷¹ A Bowbyes, Reply evidence, Appendix A

²⁷² A Bowbyes, EiC, paragraph 9.99; and Appendix A to her Reply evidence

²⁷³ A Bowbyes, Reply evidence, paragraphs 4.1-4.3 and Appendix A

²⁷⁴ With an associated Note regarding making records available to the Council for monitoring purposes

²⁷⁵ A Bowbyes, Reply evidence, Appendix A

²⁷⁶ A Bowbyes, Appendix B to her Reply evidence

²⁷⁷ Rule 7.5.18.1 (as notified)

²⁷⁸ A Bowbyes, Reply evidence, Appendix A

²⁷⁹ A Bowbyes, EiC, paragraph 11.24-11.25

²⁸⁰ Submission 2323, which referred to the Rural Zone

but short-term letting could undermine the PDP’s capacity to provide for population growth. We are concerned this standard is unnecessarily restrictive, given our accepted focus on the potential for adverse effects from homestays on residential character and amenity values, rather than on housing supply and affordability. We do not consider the potential for adverse effects on residential character and amenity values would be influenced by both a residential unit and a residential flat on a site being used for homestay guests at the same time. This is particularly so where there is a requirement for permanent residents to be on the site, and a limit of 5 paying guests. We recommend this standard be deleted, with the associated addition of the words “*on a site*” to the standard limiting the number of paying guests (in order to clarify that this is the overall permitted activity threshold for a site). We are satisfied that there is scope to delete this standard, based on the submissions seeking the deletion of all standards or controls for homestays²⁸¹.

7.1.2 Residential Visitor Accommodation

141. In this Report, we have already recommended that RVA be a controlled activity up to a maximum of 90 nights per year; and (outside the VASZ) restricted discretionary activity status for RVA up to 180 nights per year, and non-complying activity status beyond this scale and for non-compliance with other standards. We have added matters to which control is reserved for the controlled activity, and to which discretion is restricted for the restricted discretionary activity applications for RVA outside the VASZ. For the matters of discretion, we have included the same matters as we have recommended above for homestays (for the same reasons), but with the addition of specific references to residential cohesion; the number of guests per night; compliance with the Building Code; health and safety provisions in relation to guests; and guest management and complaints procedures. The matters of control are similar but necessarily more limited given the focus only on conditions, and do not include matters relating to residential context, and cumulative effects on the neighbourhood. These matters were put to us in evidence from submitters at the hearing. They address the potential for effects from RVA, and the requirements for conditions, monitoring and enforcement, we have discussed and accepted earlier in this Report.
142. Ms Bowbyes recommended amendments to the notified standards for RVA – deletion of the standard limiting RVA to 3 lets per year²⁸²; and the standard restricting the number of vehicle trips per day to 8²⁸³.
143. Bridget Parker²⁸⁴ presented evidence to us supporting the standard limiting RVA to 3 lets per annum. Her main concerns related to fairness with commercial accommodation providers and effects for neighbours. Other submissions²⁸⁵ stated that 3 lets is too restrictive and would be inconsistent with the number of letting opportunities a home-owner could accommodate whilst continuing to live in their home over a 12 month period. Ms Bowbyes²⁸⁶ considered the submissions and the costs and benefits of this standard and, on the basis of the inflexibility of the rule for RVA operators, she recommended its deletion. She did not consider this standard would assist with addressing the effects of RVA on residential amenity or cohesion, and considered the limit on the number of nights a year would be more effective. We accept her evidence on this matter and recommend this standard be deleted and Ms Parker’s submission be rejected.

²⁸¹ For example, Airbnb (Submission 2390) and Fiskin & Associates (Submission 2372)

²⁸² A Bowbyes, EiC, paragraph 9.91; and Appendix A to her Reply evidence

²⁸³ A Bowbyes, EiC, paragraph 9.99; and Appendix A to her Reply evidence

²⁸⁴ Submission 2152

²⁸⁵ For example, Ella Hardman (Submission 2048); Gilbert Gordon (Submission 2031)

²⁸⁶ A Bowbyes, EiC, paragraphs 9.84- 9.91

144. We heard no evidence to the contrary on deletion of the standard restricting the number of vehicle trips per day and recommend this amendment also be accepted.
145. Ms Bowbyes also recommended the addition of a standard²⁸⁷ requiring notification of the activity to the Council and record keeping²⁸⁸. Whilst we support the need for notification and record keeping, as a result of our recommendation for a controlled activity application for RVA, there is no need for these as standards. Notification of the activity to the Council will be achieved through the resource consent process. Conditions regarding record keeping can be imposed through this process, and we have included this as matters of control and discretion rather than a standard as recommended by Ms Bowbyes. With that change, we recommend that the amendments regarding record keeping be accepted.
146. Inadequate on-site parking, and the adverse effects for neighbours of overflow parking on surrounding streets, was a matter raised with us by several submitters at the hearing²⁸⁹. No standard for parking was included in the notified provisions for RVA and Ms Bowbyes did not recommend an addition. We recommend including a parking standard cross-referring to the relevant minimum parking requirements in Chapter 29 Transport. This would prevent an existing residential unit, for example, that does not have sufficient parking to meet the Chapter 29 minimum standards, being able to be used as RVA as a controlled activity.
147. The notified variation included a standard²⁹⁰ which required the RVA activity to occur in either one residential unit or one residential flat per site, but not in both. Ms Bowbyes' evidence²⁹¹ recommended the retention of this standard. We have discussed her related evidence on this matter in our assessment of homestay controls earlier in this Report. We are concerned that this standard is unnecessarily restrictive, given our accepted focus for RVA on the potential for effects on residential character, cohesion and amenity values, rather than on housing supply. We do not consider that the potential for these effects would be influenced by both a residential unit and a residential flat on a site being used for RVA at the same time, within the limit of 90 nights per year. The capacity of a residential flat is also limited by its maximum size of 70m². However, more pertinently, the number of guests on a site per night can be considered as part of the controlled activity application and conditions imposed where appropriate. We have included a matter of control specifically for this purpose. Alongside our recommendations for controlled activity status and matters of control, we recommend the notified standard, limiting occupancy to one residential unit or one residential flat per site, be deleted. We also recommend the associated addition of the words "*on a site*" to the standard limiting the number of nights of occupation by paying guests per year (in order to clarify that this is the overall threshold for all occupancy on a site). We are satisfied that there is scope to delete this standard, based on the submissions seeking the deletion of all standards or controls for RVA²⁹².

7.1.3 Additional Standards Sought

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

²⁸⁷ A Bowbyes, Reply evidence, paragraphs 4.1-4.3 and Appendix A

²⁸⁸ With an associated Note regarding making records available to the Council for monitoring purposes

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

²⁹⁰ Rule 7.5.18.1 (as notified)

²⁹¹ A Bowbyes, Reply evidence, Appendix A

²⁹² For example, Airbnb (Submission 2390); Fiske & Associates (Submission 2372)

- RVA being limited to a single household group at any one time²⁹³;
- A limit on the number of guests per bedroom²⁹⁴;
- A limit of 28 nights per year for homestays²⁹⁵;
- A minimum 3 night stay for guests²⁹⁶;
- Well-defined noise limits and limits on late night outside activities²⁹⁷;
- A requirement for a manager/local contact person to be available 24 hours, to handle complaints²⁹⁸;
- A limit of 30 paying guests per month for homestays and restricted to overnight accommodation only²⁹⁹;
- All loading/unloading and parking be contained within the respective site and screened from adjoining residential properties³⁰⁰;
- Fire, health & safety and building compliance requirements³⁰¹.

149. Although we have reviewed the submissions, we did not hear evidence from the majority of the submitters who requested these additional standards. We received a written statement from Ms Nona James which mostly focussed on other aspects of her submission, as well as reiterating her suggestions relating to noise, parking, loading/ unloading, and 24 hour contact availability. Bridget Parker presented to us supporting a limit of 28 days per annum for homestays, based on her concerns for neighbours. We received evidence from Mr Chrisp, for Bachcare and Bookabach, regarding their submission to require RVA and homestay to be limited to a single household, rather than multiple parties occupying the same property. We have considered this submission earlier in our Report³⁰² and have recommended that it be rejected. Mr Chrisp also supported a standard requiring a limit of 2 persons per bedroom, plus 2 additional guests. He considered this would ensure that properties were occupied at the same level of intensity as if they were used for permanent dwellings. He stated this is an established and effective method for managing the effects of visitor accommodation.

150. Ms Bowbyes addressed some of these requests for additional standards in her evidence, and did not recommend any be accepted. In relation to the introduction of a 2 night minimum stay rule, she referred³⁰³ to the Section 32 Report³⁰⁴ which found that the average stay of guests in Airbnb's in the District (in 2017) was 4.2 nights, and the national average was 3.9 nights. On that basis, she was not persuaded that a minimum stay rule is necessary. With respect to fire safety, and health and safety standards, Ms Bowbyes considered³⁰⁵ that building requirements (such as achieving approved fire-rating and providing smoke detectors) would be regulated by the building consent process rather than through the PDP. In terms of additional standards limiting the scale of homestays, Ms Bowbyes considered³⁰⁶ the 5 person

²⁹³ Bookabach & Bachcare; Nona James (Further Submission 2798); Kaye Parker (Submission 2233)

²⁹⁴ Bookabach & Bachcare; Keith Murray (Submission 2046)

²⁹⁵ Sean McLeod (Submission 2549); Bridget Parker (Submission 2152)

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

²⁹⁷ Allan McLaughlin (Submission 2045); Nona James (Further Submission 2798)

²⁹⁸ Allan McLaughlin (Submission 2045); Nona James (Further Submission 2798)

²⁹⁹ Linda Worth (Submission 2351); Chris Worth (Submission 2278)

³⁰⁰ Nona James (Further Submission 2798)

³⁰¹ Bridget Parker (Submission 2152)

³⁰² When considering submissions on the Definitions

³⁰³ A Bowbyes, EiC, paragraphs 9.84 & 9.89

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

³⁰⁵ A Bowbyes, EiC, paragraphs 9.11 & 11.17

³⁰⁶ A Bowbyes, EiC, paragraphs 11.14 & 11.16

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

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

7.2 High Density Residential Zone

152. For the HDRZ, the notified variation included homestays and RVA as permitted activities, to limits of 5 guests per night for homestays and 28 nights and 3 lets per year for RVA. VA was listed as a restricted discretionary activity, and non-compliance with the standards for homestay and RVA resulted in each of those activities also becoming a restricted discretionary activity. As a result of her consideration of the submissions, Ms Bowbyes recommended³⁰⁷ some changes to these rules, in particular increasing the nights per year limit for RVA to 42; removing the limit of 3 lets per year; deletion of the standard restricting the number of vehicle trips per day to 8; addition of a standard requiring notification of the activity to the Council and record keeping³⁰⁸; and changes to the matters to which discretion is reserved for restricted discretionary activity applications.
153. We did not hear a great deal of evidence relating to the provisions in the HDRZ. Ms Bowbyes' evidence addressed her recommendations for an increase in the nights per year limit for RVA to 42, removal of the limit of 3 lets per year, other changes across all zones³⁰⁹; retention of the notified activity status for VA³¹⁰; and the changes to the matters of discretion³¹¹.
154. Some submissions³¹² generally opposed the HDRZ variation provisions, whilst others³¹³ generally supported them. The submissions from the Luxury Accommodation Providers requested controlled activity status for RVA which does not comply with the permitted activity standards. However, at the hearing, Mr Farrell did not support this position, stating that, in urban zones, beyond the permitted thresholds³¹⁴, RVA should be managed as a restricted

³⁰⁷ A Bowbyes, Appendix A to her Reply evidence

³⁰⁸ With an associated Note regarding making records available to the Council for monitoring purposes

³⁰⁹ A Bowbyes, EiC, paragraphs 9.82-9.83

³¹⁰ A Bowbyes, EiC, paragraph 11.57

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

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

³¹³ For example, Bronwyn Brock (Submission 2042); Chris Worth (Submission 2278)

³¹⁴ In their submissions, 120 nights per year

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

155. The large group of proforma submissions identified by Ms Bowbyes³¹⁵ opposed the restricted discretionary activity standard for Homestays in the HDRZ, as hosts should be able to operate Homestays without the need for a resource consent. At the start of this Report, we addressed the general matter of whether or not the PDP should control Homestays separately from controls over Residential Activities. We concluded that there is potential for adverse effects on residential amenity from homestay activity, but this is able to be effectively managed by standards within the PDP, and an associated resource consents process for non-compliance with those standards. Accordingly, we recommend that these submissions be rejected.
156. As with the low and medium density residential zones, submissions³¹⁶ requested a range of amendments to the standards for RVA and homestays. These related to the permitted number of nights and number of lets per year for RVA; and the number of people per night and number of guests per month for homestay. We have addressed each of these matters in our consideration of the same standards for the low and medium density residential zones. We consider our findings and recommendations on these matters for those zones apply equally to the HDRZ, particularly when combined with restricted discretionary activity status for non-compliance with all standards, as notified and recommended to be retained by Ms Bowbyes. For the same reasons as we have given in relation to the low and medium density residential zones, we recommend that:
- the permitted limit for RVA in the HDRZ be increased to 90 days per annum;
 - the requirements be deleted for RVA and homestays to only occupy a residential unit or a residential flat on a site, but not both at the same time;
 - addition of a minimum parking standard for RVA;
 - clarification of the standards relating to Council notification and record-keeping; and
 - other minor consequential and grammatical changes.
157. We note that, with RVA being a permitted activity in the HDRZ rather than a controlled activity, there would not be the ability to impose consent conditions relating to health and safety and guest management matters. We consider there is a need to include a standard for permitted activity RVA requiring smoke alarms to be provided in accordance with Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016. Based on the evidence we received from numerous submitters, we consider this to be an important, fundamental requirement protecting guests and the reputation of the District in terms of health and safety for visitors. In all other respects, we agree with the amendments to the RVA and homestay standards recommended by Ms Bowbyes and recommend they be accepted.

7.3 Business Mixed Use Zone

158. For the BMUZ, the notified variation included homestays and RVA as permitted activities, to limits of 5 guests per night for homestays and 28 nights and 3 lets per year for RVA. Non-compliance with the standards for homestay and RVA resulted in each of those activities becoming a controlled activity. As a result of her consideration of the submissions, Ms Bowbyes recommended³¹⁷ some changes to these rules, in particular increasing the nights per year limit for RVA to 42; removing the limit of 3 lets per year; deletion of the standard

³¹⁵ Refer to Footnote 173

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

³¹⁷ A Bowbyes, Appendix A to her Reply evidence

restricting the number of vehicle trips per day to 8; addition of a standard requiring notification of the activity to the Council and record keeping³¹⁸; and changes to the matters to which control is reserved for controlled activity applications.

159. We did not hear any evidence from submitters relating to the provisions in the BMUZ. Ms Bowbyes' evidence addressed her recommendations for an increase in the nights per year limit for RVA to 42, removal of the limit of 3 lets per year, other changes across all zones³¹⁹; and the changes to the matters of control³²⁰.
160. The submissions from Ngai Tahu Property Limited³²¹, and from Bachcare and Bookabach, and their associated proforma submissions, supported the notified provisions for the BMUZ. We recommend these submissions be accepted in part, subject to the amendments we recommend below.
161. The large group of proforma submissions identified by Ms Bowbyes³²² opposed the controlled activity standard for Homestays in the BMUZ, as hosts should be able to operate Homestays without the need for a resource consent. As we stated above in relation to the HDRZ, we concluded that there is potential for adverse effects on residential amenity from homestay activity, but this is able to be effectively managed by standards within the PDP, and an associated resource consents process for non-compliance with those standards. Accordingly, we recommend that these submissions be rejected.
162. The Luxury Accommodation Providers sought an increase in the permitted number of nights per year for RVA to 120, although the evidence from Mr Farrell did not specifically refer to the BMUZ provisions. We have addressed this matter in our consideration of the same standard for the low and medium density residential zones. We consider our findings and recommendations for those zones apply equally to the BMUZ, particularly when combined with controlled activity status for non-compliance with all standards, as notified and recommended to be retained by Ms Bowbyes. For the same reasons as we have given in relation to the low and medium density residential zones³²³, we recommend that:
- the permitted limit for RVA in the BMUZ be increased to 90 days per annum;
 - the requirements be deleted for RVA and homestays to only occupy a residential unit or a residential flat on a site, but not both at the same time;
 - addition of a minimum parking standard for RVA;
 - addition of a standard requiring smoke alarms for RVA;
 - clarification of the standards relating to Council notification and record-keeping; and
 - other minor consequential and grammatical changes.
- In all other respects, we agree with the amendments to the RVA and homestay standards recommended by Ms Bowbyes and recommend they be accepted.

7.4 Rural Zone

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

³¹⁸ With an associated Note regarding making records available to the Council for monitoring purposes

³¹⁹ A Bowbyes, EIC, paragraphs 9.82-9.83

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

³²¹ Submission 2336

³²² Refer to Footnote 173

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

compliance with the standards for homestay and RVA resulted in each of those activities becoming a discretionary activity. As a result of her consideration of the submissions, Ms Bowbyes recommended³²⁴ some changes to these rules, in particular increasing the nights per year limit for RVA to 42; removing the limit of 3 lets per year; addition of a standard requiring notification of the activity to the Council and record keeping³²⁵; and a change to the non-compliance status for both RVA and homestays to controlled activity with associated matters to which control is reserved.

164. We did not hear a great deal of evidence relating to the provisions in the Rural Zone. Ms Baker-Galloway presented legal submissions and Mr Fergusson provided evidence on behalf of a group of companies with interests in the Rural Zone³²⁶. Ms Bowbyes' evidence addressed her recommendations for an increase in the nights per year limit for RVA to 42, removal of the limit of 3 lets per year, the change to activity status for non-compliance with the standards³²⁷, and other changes across all zones³²⁸.
165. Some submitters³²⁹ generally supported the Rural Zone variation provisions. Others opposed the rules for RVA and homestay and asked that they be deleted. For example, Glencoe Station Ltd³³⁰ submitted that the Rural Zone contributes little to housing capacity and the housing in the zone will not be affordable. If there are any wider effects of short term visitor stays, the rural zone has capacity to absorb and avoid such adverse effects due to the generous nature of open space, distances between neighbours and the ability to provide for car parking and services. The submission states that short stay visitor stays within residential units and residential flats provides for the economic wellbeing of people and communities without adversely affecting the environmental qualities of the rural environment. Other submitters³³¹ made similar points regarding the effects of RVA and homestays in the Rural Zone. Some submitters³³² opposed the activity status for non-compliance with the permitted activity standards for RVA and homestays, generally seeking restricted discretionary or controlled activity status.
166. Mr Fergusson's evidence³³³ analysed the variation's rural zone provisions in terms of statutory framework of the NPS-UDC; the Proposed RPS; and Section 32 of the Act. He concluded³³⁴ that there is no basis in policy for the Rural Zone being regarded as an area for the supply of housing. He considered³³⁵ there is much greater support in the PDP policies for the Rural Zone being a more diverse environment designed to accommodate a range of business activity, rather than being a zone for residential activity, with nothing in the Rural Zone provisions

³²⁴ A Bowbyes, Appendix A to her Reply evidence

³²⁵ With an associated Note regarding making records available to the Council for monitoring purposes

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

³²⁷ A Bowbyes, EIC, paragraph 10.10; Reply evidence 5.1-5.2

³²⁸ A Bowbyes, EIC, paragraphs 9.82-9.83

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

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

³³¹ For example, Jeremy Bell Investments Limited (Submission 2225); BSTGT Limited (Submission 2487)

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

³³³ C Fergusson, EIC, paragraphs 36-64

³³⁴ C Fergusson, EIC, paragraph 15

³³⁵ C Fergusson, EIC, paragraphs 89-104

supporting the concept of residential coherence or contributing towards housing capacity. It was his evidence³³⁶ that the regulation of RVA and homestays has marginal utility in the Rural Zones and should be permitted without standards.

167. In her Evidence-in-chief, Ms Bowbyes agreed³³⁷ with the submitters that residential cohesion and character are not as relevant in rural areas compared to urban residential areas. However, she did not agree with deleting the rules all together, as she considered they have a role in managing effects on rural amenity and landscape values. Ms Bowbyes did agree that reconsideration of the notified thresholds for permitted activities and the activity status for non-compliance warranted reconsideration in the rural zones generally. Ms Bowbyes further considered her position in relation to the rural areas during the hearing. In response to questions from the Panel, she noted³³⁸ that providing for RVA and homestays would assist with achieving the strategic objective of diversification of land use in rural areas and that it would be appropriate to apply a less restrictive regime in the Rural Zone and WBRAZ. She recommended requiring controlled activity (rather than discretionary) for non-compliance with the standards, with matters of control relating to the scale of the activity, and management of noise, rubbish and outdoor activities.
168. At the hearing, Mr Fergusson confirmed the remaining difference between him and Ms Bowbyes for the Rural Zones was her recommendation for a limited number of standards and controlled activity status for non-compliance, as opposed to his recommendation for permitted activity with no standards. Mr Fergusson's evidence did not fully address the matters raised by Ms Bowbyes regarding the need for some standards and consent processes to effectively manage effects of RVA and homestays on rural amenity and landscape values. On the basis of her analysis, we accept the recommendation of Ms Bowbyes, and recommend that the activity status for non-compliance with the standards for RVA and homestays in Rural Zones be changed to controlled activity, with the associated matters of control.
169. As with other zones, the threshold number of days per year for permitted RVA was a matter of submission. Submitters sought a range of additional timeframes – 40³³⁹, 42/60³⁴⁰, 90³⁴¹ and 120³⁴². Of these submitters, we received evidence specifically relating to the Rural Zone from Mr Farrell for the Luxury Accommodation Providers. He considered there was no justification whatsoever for restricting RVA in rural zones and supported an activity status of permitted or controlled activity up to a threshold of 120 nights per year. Ms Bowbyes considered³⁴³ these submissions in recommending her increase from 28 to 42 nights per year for RVA in the Rural Zone. She also considered it would be appropriate for notification and record keeping standards to apply in all rural zones. We have discussed the question of this threshold earlier in this Report. Although our previous discussion was in the context of residential zones, we consider our findings also apply within a rural context. We are not satisfied there is any

³³⁶ C Fergusson, EIC, paragraphs 98 & 103-104

³³⁷ A Bowbyes, EIC, paragraphs 10.1-10.10.

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

³³⁹ Federated Farmers of New Zealand (Submission 2540)

³⁴⁰ Ella Hardman (Submission 2048)

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

³⁴² The Luxury Accommodation Providers

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

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

170. Anna Elms and Peter Smith³⁴⁴ submitted regarding the requirement that a residential flat must be occupied by the permanent residents for it to be used as a homestay. They requested this standard be amended, so that it is only the residential unit that must be occupied, in order for the use of the residential flat for homestay to be permitted. Federated Farmers of New Zealand (Federated Farmers)³⁴⁵ submitted similarly, and also sought that homestays be permitted within a residential unit or a farmhouse, or a residential unit attached to either, with no restriction on the number occupied at any one time. Federated Farmers sought an increase in the permitted number of guests for homestays from 5 to 8.
171. Ms Bowbyes addressed the submissions from Anna Elms & Peter Smith³⁴⁶ and Federated Farmers³⁴⁷ in her evidence-in-chief and elaborated in response to the evidence from Federated Farmers in her rebuttal evidence. She noted that the word "farmhouse" is not defined in the PDP and is encapsulated within the term "residential unit". She considered that the changes sought by Federated Farmers would result in the ability for two homestays to be established on the same site, with up to 10 guests per night for an unlimited number of nights per year, as a permitted activity. She did not consider this scale is the intent of the homestay provisions whereby the intent is to accommodate guests within a home and at an ancillary scale to the residential activities of the home. It was Ms Bowbyes' opinion that this potential scale of homestay activity would be significant, with a risk of adverse effects on the rural zones. Kim Reilly lodged a statement of evidence in support of Federated Farmers' submission, although she was unable to attend the hearing to present this to us. Having read Ms Bowbyes' evidence, Ms Reilly³⁴⁸ generally supported the positions reached by Ms Bowbyes, other than the standard restricting the use, for either homestay or RVA, of both the primary dwelling and an unoccupied residential flat at the same time.
172. We have discussed this general matter earlier in this Report in relation to the standards for homestays in residential zones, which required the activity to occur in either an occupied residential unit or an occupied residential flat on a site, but not in both at the same time. We recommended this standard be deleted. However, we also recommended the associated addition of the words "*on a site*" to the standard limiting the number of paying guests (in order to clarify that this is the overall permitted activity threshold for a site, and not for each unit or flat). We recommended a similar deletion for the standard for RVA, also clarifying that the limit on the number of days per year is to be for the whole site. Although our previous discussion was in the context of residential zones, we consider our findings also apply within a rural context. We are not satisfied there is any justification in terms of effects on the surrounding rural environment to restrict permitted RVA and homestays more stringently in the Rural Zone compared with residential areas. We, therefore, recommend that these

³⁴⁴ Submission 2323

³⁴⁵ Submission 2540

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

³⁴⁷ A Bowbyes, EiC, paragraphs 11.20-11.21; A Bowbyes, Rebuttal evidence, paragraphs 6.1-6.5

³⁴⁸ K Reilly, Statement of Evidence, 6 August 2018

standards be deleted, with the associated clarification that the scale standards³⁴⁹ are to be applied to the site.

7.5 Rural Residential and Rural Lifestyle Zones and Gibbston Character Zone

173. The notified variation included homestays and RVA as permitted activities in the RRZ, RLZ & GCZ, to limits of 5 guests per night for homestays and 28 nights and 3 lets per year for RVA. Non-compliance with the standards for homestay and RVA resulted in those activities becoming a non-complying activity in the RRZ & RLZ, and discretionary activity in the GCZ. As a result of her consideration of the submissions, Ms Bowbyes recommended³⁵⁰ some changes to these rules, in particular increasing the nights per year limit for RVA to 42; removing the limit of 3 lets per year for RVA; addition of standards requiring notification of the activities to the Council and record keeping³⁵¹; and a change to the non-compliance status for both RVA and homestays in the RRZ & RLZ to discretionary activity (consistent with the notified GCZ).
174. We heard little evidence specifically relating to the provisions in the RRZ, RLZ or GCZ, other than from Ms Bowbyes. Ms Baker-Galloway presented legal submissions and Mr Fergusson provided evidence on behalf of a group of companies with interests in the RRZ & RLZ³⁵².
175. Ms Bowbyes' evidence addressed her recommendations in the context of all the rural zones, for an increase in the nights per year limit for RVA to 42, removal of the limit of 3 lets per year, and the change to activity status for non-compliance with the standards³⁵³. We have set out her evidence above, in relation to the Rural Zone. The only difference from her recommendations for the Rural Zone was for the activity status for non-compliance with the standards. For the RRZ, RLZ and GCZ, she supported discretionary activity status, as notified for the GCZ and consistent with the status for VA in those zones³⁵⁴.
176. Many submitters who addressed the RRZ, RLZ and GCZ provisions (including some who also submitted on the Rural Zone) requested the same or similar amendments to those sought for the Rural Zone³⁵⁵ and provided the same or similar reasons.

³⁴⁹ No of guests per night for homestays, and number of nights per year for RVA

³⁵⁰ A Bowbyes, Appendix A to her Reply evidence

³⁵¹ With an associated Note regarding making records available to the Council for monitoring purposes

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

³⁵³ A Bowbyes, EiC, paragraphs 10.1-10.10; Reply evidence 5.1-5.2

³⁵⁴ A Bowbyes, EiC, paragraph 10.10

³⁵⁵ For example:

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

177. Mr Fergusson's evidence³⁵⁶ analysed the variation's provisions for the RRZ & RLZ in terms of the statutory framework of the NPS-UDC; the Proposed RPS; and Section 32 of the Act. He acknowledged³⁵⁷ that the purpose of these zones is to provide residential living opportunities, and that residential development is anticipated and appropriate within these zones. He considered³⁵⁸ Policy 22.2.2.1 provided qualified support for visitor accommodation in terms of location, scale and style. He analysed³⁵⁹ the likely adverse effects from homestay and RVA to be from its nature and scale, parking, noise and hours of operation. He concluded that, given the size and scale of other rural activities occurring in the RRZ & RLZ, short stay accommodation within dwellings would not be capable of generating adverse effects that are incompatible with the zones and justify regulation. He supported permitted activity status for RVA and homestays with no standards³⁶⁰.
178. Given the wording of Objective 22.2.2 and Policy 22.2.2.1, which seek to provide for visitor accommodation which, in terms of location, scale and type, are compatible with and enhance the predominant activities of the zone (being rural and residential activities), we are not satisfied on the basis of Mr Fergusson's evidence that this can be achieved through permitted activity status with no standards for RVA and homestays. We prefer the evidence of Ms Bowbyes and accept her evaluation pursuant to section 32AA³⁶¹ that limited standards, combined with discretionary activity status for non-compliance would be more effective and efficient at managing the potential adverse effects from RVA and homestays, and at achieving the objectives and implementing the policies of these zones.
179. We have discussed the range of matters raised in the submissions in relation to the Rural Zone and consider our findings there also generally apply to the RRZ, RLZ and GCZ. Other than in relation to the activity status for non-compliance with the standards (for which we accept the evidence from Ms Bowbyes), we are satisfied the provisions for the RRZ, RLZ and GCZ should be the same as for the Rural Zone. We, therefore, accept Ms Bowbyes' recommendations, with the additional amendments we have recommended for the other zones³⁶² (for the reasons previously given in this Report).

7.6 Wakatipu Basin Rural Amenity Zone

180. The submissions on the notified provisions for the Wakatipu Basin (Chapter 24) have been heard by a separately constituted Panel in Stream 14. However, the submissions relating to VA, RVA and homestays were transferred to Stream 15, so they can be heard in conjunction with other submissions on these matters³⁶³.
181. The notified variation rules for RVA and homestays in the WBRAZ were identical to those for the Rural Zone, with homestays and RVA as permitted activities, to limits of 5 guests per night for homestays and 28 nights and 3 lets per year for RVA. Non-compliance with the standards for homestay and RVA resulted in those activities becoming a discretionary activity. As a result

³⁵⁶ C Fergusson, EiC, paragraphs 36-64

³⁵⁷ C Fergusson, EiC, paragraph 95

³⁵⁸ C Fergusson, EiC, paragraph 96

³⁵⁹ C Fergusson, EiC, paragraph 97

³⁶⁰ C Fergusson, EiC, paragraphs 103 & 104

³⁶¹ A Bowbyes, Appendix B to her Reply evidence

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

³⁶³ A Bowbyes, EiC, paragraph 10.11

of her consideration of the submissions, Ms Bowbyes recommended³⁶⁴ some changes to these rules, in particular increasing the nights per year limit for RVA to 42; removing the limit of 3 lets per year for RVA; addition of standards requiring notification of the activities to the Council and record keeping³⁶⁵; and a change to the non-compliance status for both RVA and homestays to controlled activity with associated matters to which control is reserved (other than in the Lifestyle Precinct). In the Lifestyle Precinct, Ms Bowbyes recommended retaining the notified discretionary activity status.

182. We heard no evidence specifically relating to the provisions in the WBRAZ, other than from Ms Bowbyes³⁶⁶. Ms Bowbyes' evidence summarised the submissions received on the WBRAZ provisions. Several submissions were received on the homestay and RVA provisions, although we did not hear evidence from these parties in relation to this zone. As with the other rural and rural living zones, the submissions can be grouped into those that:

- generally support the zone provisions³⁶⁷;
- generally oppose the provisions and request that they be deleted³⁶⁸;
- oppose the permitted RVA standards of 28 days and 3 lets per year for guests³⁶⁹;
- oppose the permitted homestay standard of 5 guests per night³⁷⁰;
- oppose the discretionary activity status for non-compliance with the standards for RVA and/or homestays³⁷¹;
- oppose the standard requiring a residential flat to be occupied by the permanent residents for it to be used as a homestay³⁷².

183. Ms Bowbyes stated³⁷³ that her discussion regarding submissions on the Rural Zone and the RRZ & RLZ is directly relevant to the submissions received regarding the WBRAZ. She agreed with submitters that the rural and rural living zones are not key providers of residential capacity. However, she considered it is appropriate to place restrictions on visitor accommodation activities to ensure that the resultant effects are appropriately managed. Accordingly, she based her recommendations for amendments to the WBRAZ rules on those she had recommended for the other rural and rural living zones, which we have referred to earlier in this Report.

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

³⁶⁴ A Bowbyes, Appendix A to her Reply evidence

³⁶⁵ With an associated Note regarding making records available to the Council for monitoring purposes

³⁶⁶ A Bowbyes, EiC, paragraphs 10.11-10.24

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

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

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

³⁷⁰ For example: BSTGT Limited (Submission 2487);

³⁷¹ Slopehill Properties Limited (Submission 2584)

³⁷² Anna Elms and Peter Smith (Submission 2323)

³⁷³ A Bowbyes, EiC, paragraphs 10.11-10.24

which should be the same as the RRZ & RLZ. We, therefore, accept Ms Bowbyes' recommendations, with the additional amendments we have recommended for the other zones³⁷⁴ (for the reasons previously given in this Report).

7.7 Jacks Point, Millbrook Resort and Waterfall Park Zones

7.7.1 Overview

185. The notified variation rules for homestays and RVA provided for the following in the Jacks Point, Millbrook Resort and Waterfall Park Zones:
- Jacks Point – Permitted activities within the Residential Activities Areas, Village Area, and Home Site Activity Area;
 - Waterfall Park – Permitted activities within the Residences Area (R) of the Structure Plan;
 - Millbrook Resort – Permitted activities in the Residential Activity Area;
 - All Zones - Limits of 5 guests per night for homestays and 28 nights and 3 lets per year for RVA;
 - All Zones - Non-compliance with the standards for homestay and RVA resulted in the activities becoming a non-complying activity.
186. Submissions were received, and legal submissions and evidence presented³⁷⁵ at the hearing, in relation to both Jacks Point and Millbrook, from companies with significant property interests in those zones³⁷⁶. Ms Bowbyes responded to these submissions in her Evidence-in-chief³⁷⁷, Rebuttal evidence³⁷⁸ and Reply evidence³⁷⁹, as well as in her answers to the Panel's questions during the hearing³⁸⁰. She recommended substantial amendments to the provisions for these zones through the course of her evidence, reaching a high level of agreement with the submitters. We will not traverse the course of her evidence, and her reconsideration of her recommendations, as that would unnecessarily extend this Report. Rather, we will focus on the remaining differences between Ms Bowbyes and the submitters following the position she reached in her Reply evidence.

7.7.2 Jacks Point Zone

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

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

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

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

³⁷⁷ A Bowbyes, EiC, paragraphs 9.128-9.141

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

³⁷⁹ A Bowbyes, Reply evidence, paragraphs 6.1-6.2

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

Zone Chapter (Rule 41.4.2.1). She included an analysis pursuant to section 32AA³⁸¹ which concluded that this approach would be more effective and efficient than the notified provisions.

188. In her response to the Panel's questions³⁸², Ms Bowbyes stated that the provisions (in the Decisions Version of Chapter 41) require a CDP to be incorporated into the PDP prior to development commencing in the Village Areas. Rule 41.4.2.1 provides for a list of activities, including residential activities and visitor accommodation, to be controlled activities provided they are in accordance with a CDP incorporated in the District Plan. In her Reply version of the variation, Ms Bowbyes recommended inserting provision for "residential visitor accommodation" and "homestay" into this rule. She referred us to the comprehensive list of matters of control associated with this rule. Ms Bowbyes also noted that this rule is under appeal, with the appeal seeking that activities in accordance with a CDP be permitted rather than controlled.
189. In answer to the Panel's questions at the hearing, Mr Fergusson confirmed that an outstanding matter between him and Ms Bowbyes is whether RVA and homestays should be controlled or permitted activities in the Village Areas. Mr Fergusson considered these activities should be permitted, without standards, in the Village Areas. It was Mr Fergusson's evidence³⁸³ that commercial areas, such as the Jacks Point Village Areas, are where visitor accommodation is anticipated and further rules are unnecessary and inappropriate in that they undermine the purpose of these areas. It was his opinion³⁸⁴ that the purpose of the CDP rule is primarily to manage the spatial layout of development across the Village. We presume he meant that the controlled activity process is not relevant to applications for RVA or homestays. However, from our reading of the matters of control in Rule 41.4.2.1, they would allow consideration of parking and traffic effects, storage, loading and service areas, for example, all of which have been expressed to us as effects of concern from RVA and homestays. Mr Fergusson himself noted³⁸⁵ that factors such as traffic, parking and amenity values are managed through this CDP rule. We consider it would be more efficient and effective for the RVA and homestay provisions for the Village Areas to sit within Rule 41.4.2.1. They would then be managed in the same manner as residential activities and visitor accommodation. This would be more efficient in terms of implementation of the plan provisions and would allow effective consideration of potential adverse effects, albeit with the efficiency of a controlled activity application. Accordingly, we accept Ms Bowbyes' evidence and recommendation on this matter and recommend that this part of this submission be rejected.
190. We also note from Mr Fergusson's evidence that he did not agree with Ms Bowbyes that the activity status for non-compliance with the standards for RVA and homestays in the Residential Areas should be non-complying activity. In his evidence, he specifically raised a concern³⁸⁶ that non-complying is more restrictive than the discretionary activity status for

³⁸¹ A Bowbyes, Appendix B to her Reply evidence

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

³⁸³ C Fergusson, EiC, paragraph 65

³⁸⁴ C Fergusson, EiC, paragraph 25

³⁸⁵ C Fergusson, EiC, paragraph 79

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

visitor accommodation in these areas³⁸⁷. He did not highlight this as being a remaining point of difference in his presentation to us at the hearing, and the legal submissions from Ms Baker-Galloway stated³⁸⁸ that alignment had been reached between Mr Fergusson and the Council over the treatment of RVA in the Jack Point Residential Activity Areas. Despite this matter not being pursued further by Mr Fergusson, we agree with his evidence that non-complying status is unduly restrictive for non-compliance with the standards for RVA and homestays in the Residential Areas, particularly when visitor accommodation is specified as a discretionary activity. We accept Mr Fergusson's evidence and recommend that the status for non-compliance with the standards be changed to discretionary.

191. In all other respects, we recommend that the provisions for Jacks Point recommended by Ms Bowbyes be accepted (subject to the additional amendments we have recommended for the other residential zones³⁸⁹, for the reasons previously given in this Report) – these also being accepted in the legal submissions and evidence from the Jacks Point Group³⁹⁰. We recommend that the submissions from the Jacks Point Group be accepted in part.

7.7.3 Millbrook Resort and Waterfall Park Zones

192. At the time of the hearing, the principal unresolved matter between Ms Bowbyes and Mr Edmonds related to the number of days per year that RVA should be permitted in the Millbrook Residential Activity Area. At that time, Ms Bowbyes had acknowledged in her response to the Panel's questions³⁹¹ that Millbrook and Waterfall Park are resorts, rather than urban areas, providing temporary visitor accommodation, and that she considered it was appropriate to relax the RVA and homestay provisions for those zones. This was supported by Mr Edmonds whose evidence³⁹² set out the purpose and objective of the Millbrook Resort Zone, both of which emphasise its visitor accommodation role. He also informed us about the existing situation at Millbrook Resort, where there is a resource consent for 150 lots to be used for visitor accommodation up to 179 nights per year, with approximately 20% of the houses at Millbrook being managed by the company for RVA use. As one of only two resort zones in the District, Mr Edmonds considered that, to give effect to the purpose and objective, a more flexible approach than initially recommended by Ms Bowbyes should occur. In her Reply evidence³⁹³, having considered the evidence of Mr Edmonds, Ms Bowbyes expressed her view that it is appropriate to amend the standard for RVA to include a maximum permitted threshold of 179 nights per annum. This was consistent with the evidence of Mr Edmonds and as requested by Millbrook Country Club³⁹⁴.

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

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

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

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

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

³⁹² J Edmonds, EiC, paragraphs 32-39

³⁹³ A Bowbyes, Reply evidence, paragraphs 7.1-7.5

³⁹⁴ Submission 2295

193. Ms Bowbyes also stated³⁹⁵ that she continued to recommend restricted discretionary activity status for non-compliance with the permitted activity standards. Her recommended amendments to the variation provisions were shown in Appendix A to her Reply evidence, and analysed pursuant to section 32AA in her Appendix B. However, we note³⁹⁶ that Appendix A showed the non-compliance status as controlled activity for RVA and homestay, with matters of control being included; and Appendix B included her analysis of the change which supported controlled activity status as being more effective and efficient than the notified provisions. We have taken her evidence to support controlled activity status, given her analysis pursuant to section 32AA.
194. Ms Bowbyes also addressed the provisions for the Waterfall Park Zone, the other resort zone in the PDP. She stated in her Reply evidence that a consistent approach should be applied to both zones, given their purposes as resorts. She considered there was scope available for amending the Waterfall Park provisions, based on the submissions received. We accept her assessment of this.
195. Accordingly, based on the evidence we received and the agreement between Ms Bowbyes and Mr Edmonds, we are satisfied that it would be more effective and efficient to amend the variation provisions for the Millbrook Resort and Waterfall Park Zones, as recommended by Ms Bowbyes, subject to the additional amendments we have recommended for the other residential zones³⁹⁷ (for the reasons previously given in this Report). We recommend that the submissions requesting these amendments be accepted.

8. RULES – NOTIFICATION AND NON-NOTIFICATION PROVISIONS

196. The variation proposed new rules requiring non-notification of restricted discretionary activity applications for visitor accommodation (VA) in the VASZs of the LDRSZ, MDRZ and LLZ; the Wanaka and Arrowtown Town Centre Transition Overlays (TCTOs), and the HDRZ. In the Reply version of the variation, Ms Bowbyes recommended retention of these provisions and addition of the VASZs in the ARHMZ, as well as non-notification of restricted discretionary activity applications for RVA in the VASZs and TCTOs of the LDRSZ, MDRZ, ARHMZ and LLZ.
197. The submissions on notification / non-notification can be grouped into those that:
- generally support the provisions³⁹⁸;
 - generally oppose the provisions³⁹⁹;
 - support the non-notification provision for VA in the VASZ of the LLRZ⁴⁰⁰;

³⁹⁵ A Bowbyes, Reply evidence, paragraphs 7.3 & 7.5

³⁹⁶ A Bowbyes, Reply evidence, Appendices A & B

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

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

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

⁴⁰⁰ Wanaka Kiwi Holiday Parks and Motels Limited (Submission 2613)

- request the non-notification requirements be widened to include all restricted discretionary activity VA and/or RVA applications (not just in the VASZ)⁴⁰¹;
- request all RVA and homestay applications that exceed the standards be notified (at least to adjoining neighbours)⁴⁰²;
- request that all RVA and homestay applications be notified to adjoining / affected neighbours⁴⁰³.

198. Ms Bowbyes addressed the submissions seeking that all RVA and homestay applications be required to be non-notified in her Evidence-in-chief⁴⁰⁴. She stated her view that the usual tests for notification under the Act are important in terms of achieving the right balance between the interests of landowners to use and enjoy their property without undue impediment through an efficient rule regime, and those of the wider public and neighbouring landowners to know about and participate in decisions that affect their area. She considered the submitters had not given sound reasons for moving away from the usual tests for notification and recommended these submissions be rejected. We did not receive any evidence supporting this change and accept the position of Ms Bowbyes. We do not recommend any amendments as a result of those submissions.

199. Ms Bowbyes considered the matter of notification rules further in her Reply evidence⁴⁰⁵, in response to a question from the Panel. The Panel asked⁴⁰⁶ her to consider whether any amendments are needed to the notification rules to avoid any unexpected, and potentially disabling outcomes, as a result of the amendments made to the notification provisions of the Act that came into effect late in 2018. Ms Bowbyes set out her analysis of the recent amendments to the Act. She concluded the provisions (ss95A(5)(b)(iii)) precluding public notification for “*boundary activities*” are not directly relevant to the visitor accommodation variation, due to the definition of “*boundary activity*”. She considered the provisions (ss95A(5)(b)(ii)) that preclude public notification of “*a ... restricted discretionary activity, but only if the activity is a subdivision of land or a residential activity*” would be relevant and would capture RVA and homestay activities located on residentially zoned land. She considered this would apply to most zones covered by the variation, other than the Business Mixed Use, Rural and Wakatipu Basin Rural Amenity (outside the Lifestyle Precinct) Zones; and the areas of the Jacks Point, Millbrook and Waterfall Park Zones (outside the Residential Activity Areas). It was Ms Bowbyes’ opinion that public notification would, therefore, be precluded for RVA and homestays in these areas, if the activity status is discretionary or restricted discretionary, although limited notification would remain an option pursuant to s95B of the Act. On the basis of her analysis, Ms Bowbyes did not recommend any amendments to the notification provisions included in her Reply evidence.

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

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

⁴⁰² Nona James (Further Submission 2798)

⁴⁰³ Allan McLaughlin (Submission 2045)

⁴⁰⁴ A Bowbyes, EiC, paragraphs 9.104-9.106

⁴⁰⁵ A Bowbyes, Reply evidence, paragraphs 2.3-2.5

⁴⁰⁶ Minute of 29 September 2018

201. Mr Dent, on behalf of Mt Crystal Limited⁴⁰⁷ gave evidence⁴⁰⁸ supporting non-notification for RVA in the VASZ and the HDRZ. Ms Bowbyes responded to this in her Rebuttal evidence⁴⁰⁹. She agreed with Mr Dent that, in conjunction with the recommended changes to provide a more enabling regime for RVA within the VASZ, it should also be subject to a non-notification rule. She considered that, to be consistent, this should also apply to RVA within TCTOs. She included these amendments in her Reply version of the variation. We accept Ms Bowbyes' evidence on this matter. Ms Bowbyes did not, however, comment on Mr Dent's evidence that this approach to non-notification for RVA should also be extended to the HDRZ, where the variation proposed VA as a non-notified, restricted discretionary activity. This may have been an oversight by Ms Bowbyes. The Panel agrees with Mr Dent that, consistent with Ms Bowbyes' recommended changes regarding non-notification of restricted discretionary activity applications for RVA in VASZs, it would more effective and efficient to require such applications also to be non-notified in the HDRZ. This would also be consistent with the non-notification rule for visitor accommodation in that zone. With this addition, we recommend that Ms Bowbyes' amendments to the non-notification provisions be accepted and we recommend this submission from Mt Crystal Limited be accepted.
202. We have given further consideration to our concerns regarding the effect of the recent amendments to the notification provisions of the Act. We accept Ms Bowbyes' analysis that the limited notification provisions of the Act would still be able to be applied to restricted discretionary and discretionary activities on residentially zoned land and that, where not specifically precluded by the Act, the usual tests for notification would continue to apply. However, we retain a concern regarding the lack of ability to publicly notified restricted discretionary activities applications for RVA in the low and medium density residential zones, outside the VASZs and TCTOs.
203. Section 77D of the Act states that "*A local authority may make a rule specifying the activities for which the consent authority—(a) must give public notification of an application for a resource consent*". However, the implementation of such a rule is now constrained by the recently enacted provisions in Sections 95-95G of the Act, setting out a step-by-step process for determining whether a consent application can, or should, be publicly notified. Our understanding is that, even if the PDP includes a provision (pursuant to s77D) requiring public notification of an application, it cannot be implemented where public notification is precluded by s95A(5)(b)⁴¹⁰. This would apply to RVA and homestay activities located on residentially zoned land, if the activity status is discretionary or restricted discretionary. If the application is for a controlled activity, both public and limited notification are precluded by s95A(5)(b) and s95B(6)(b).
204. There is a possibility that these recent provisions of the Act may be changed at some stage in the future, such that the PDP can determine what applications are required to be publicly or limited notified. It is our view that the PDP should include appropriate provisions for the public and/or limited notification of RVA and homestay activities located on residentially zoned land where the activity status is discretionary or restricted discretionary. We

⁴⁰⁷ Submission 2450

⁴⁰⁸ S Dent, EiC, paragraphs 34 & 48

⁴⁰⁹ A Bowbyes, Rebuttal evidence, paragraphs 3.14-3.16

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

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

9. RULES – ACTIVITIES –VISITOR ACCOMMODATION

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

205. The notified variation introduced provisions for visitor accommodation (VA) in the low and medium density residential zones and the HDRZ. In the low and medium density residential zones, visitor accommodation was notified as a restricted discretionary activity in the VASZ for the LDSRZ, MDRZ & LLRZ and in the Wanaka and Arrowtown TCTOs, and a non-complying activity outside those areas. In the HDRZ, visitor accommodation was notified as a restricted discretionary activity throughout the zone.
206. Many of the submissions supported the notified activity status for VA and sought their retention. Ms Bowbyes summarised these submissions in her Evidence-in -chief⁴¹¹ and we will not repeat this here. A group of submitters⁴¹² sought that VA within a VASZ be a controlled activity rather than restricted discretionary; and the Safari Group of Companies⁴¹³ sought that the restricted discretionary activity status for VA in the HDRZ be changed to controlled activity. For VA outside a VASZ, submitters⁴¹⁴ requested that the activity status be changed from non-complying to restricted discretionary.
207. In relation to the requests for controlled activity status for VA, it was Ms Bowbyes' evidence⁴¹⁵ that this would result in a framework that is too enabling for VA in residential zones, where residential activity is to remain the primary activity. Ms Bowbyes noted that VA may comprise a large scale hotel complex. She did not consider that this would be at the minor level of complexity suited to controlled activity status which must be granted and be approved within 10 working days. Controlled activity status would mean that impacts on residential amenity could only be addressed through conditions of consent. She considered that building design and appearance are difficult to influence via conditions. In her view restricted discretionary activity status for VA is a more effective and efficient method of managing the relevant issues, while still providing a level of support for a carefully and sensitively designed development to proceed. We did not receive any evidence from these submitters on this matter, although the evidence of Mr Grala for Coherent Hotels Limited⁴¹⁶ supported Ms Bowbyes' position. We accept Ms Bowbyes' evidence and recommend that the notified restricted activity status be retained for VA in the HDRZ.
208. Ms Bowbyes' evidence⁴¹⁷ also addressed requests for the activity status of VA outside a VASZ to be changed from non-complying to restricted discretionary. This is the same status as was notified for VA within a VASZ. In her opinion, the VASZ is an important tool for providing a degree of certainty as to the appropriate location of VA in urban areas outside the commercial zones. Ms Bowbyes considered that providing for VA as restricted discretionary outside the

⁴¹¹ A Bowbyes, EiC, paragraphs 11.48-11.52

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

⁴¹³ Submission 2339

⁴¹⁴ Fiskin & Associates (Submission 2372); Safari Group of Companies (Submission 2339)

⁴¹⁵ A Bowbyes, EiC, paragraphs 11.57-11.58

⁴¹⁶ Submission 2524

⁴¹⁷ A Bowbyes, EiC, paragraphs 11.60-11.63

VASZs, with the same activity status as within the VASZs, would undermine the rationale for the sub-zone, and would result in the opportunity for significant adverse effects on residential cohesion and amenity. She acknowledged the submissions from Fiskin & Associates regarding the critical importance of VA to the District’s economy, but it was her view that this needs to be balanced against the need to provide for residential areas. She noted that VA is anticipated in the various town centre zones, as well as the Business Mixed Use and Local Shopping Centre Zones. She considered that it is appropriate to provide the most enabling framework for VA in those zones, rather than in the residential zones. Again, we did not receive any evidence from these submitters on this matter, although the evidence of Mr Grala for Coherent Hotels Limited⁴¹⁸ supported Ms Bowbyes’ position⁴¹⁹. We accept Ms Bowbyes’ evidence and recommend that the notified non-complying activity status be retained for VA outside VASZs.

209. Coherent Hotel Limited⁴²⁰ sought changes to the notified matters of discretion for VA within a VASZ, in order to simplify them. Ms Bowbyes agreed with the submitter that the matter of discretion can be abbreviated and included recommended amendments in her Reply version of the variation. She did not agree with all the submitter’s requested changes, particularly where she considered the matters were necessary to ensure that effects on residential character and amenity values can be appropriately managed through the resource consent process. The evidence of Mr Grala⁴²¹, on behalf of Coherent Hotels Limited, supported the recommendations put forward by Ms Bowbyes in relation to the matters of discretion. In addition, Mr Dent⁴²², on behalf of Mount Crystal Limited⁴²³, recommended including reference to *Infrastructure, servicing and capacity*” in the matters of discretion for VA in VASZ in MDRZ. Ms Bowbyes supported⁴²⁴ this addition, on the basis that VA activities may result in greater demand on servicing than the residential density provided for by the MDRZ zoning⁴²⁵. We accept Ms Bowbyes’ recommended amendments to the matters of discretion and recommend these submissions be accepted in part.
210. Ms Bowbyes’ evidence⁴²⁶ also addressed a submission from Fiskin & Associates and Church Street Trustee Limited⁴²⁷ which highlighted that, despite Map 27 showing VASZs in the ARHMZ, the variation did not include provision for VA activities within those sub-zones. Ms Bowbyes acknowledged that these provisions were omitted in error and recommended their inclusion in the ARHMZ. The provisions would mirror those for VASZ in the other low and medium density residential zones, and those for the Arrowtown TCTO, achieving consistency between chapters. We recommend Ms Bowbyes’ recommended additions be accepted to include provision for VA activities within the VASZs of the ARHMZ, and that these submissions be accepted.

10. RECOMMENDED AMENDMENTS PURSUANT TO CLAUSE 16(2)

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

⁴¹⁸ Submission 2524

⁴¹⁹ N Grala, EiC, paragraph 31

⁴²⁰ Submission 2524

⁴²¹ N Grala, EiC, paragraph 32

⁴²² S Dent, EiC, paragraph 32

⁴²³ Submission 2450

⁴²⁴ A Bowbyes, Rebuttal evidence, paragraphs 3.11-3.13

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

⁴²⁶ A Bowbyes. EiC, paragraphs 12.7 & 12.8

⁴²⁷ Submissions 2372 & 2375

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

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

11. OVERALL CONCLUSION ON THE AMENDMENTS TO THE PDP TEXT

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

PART B – REZONING AND MAP CHANGE REQUESTS

12. GENERAL

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

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

216. VASZ are sub-zones, effectively planning overlays, which apply specific planning provisions to locations identified on the planning maps in the PDP. The VASZ provide a more enabling approach to the establishment and operation of VA activities than the plan provides in the zone over which the particular VASZ applies. VASZ were provided for in the ODP. These have been reassessed and reconfirmed, discontinued, altered, extended and/or new sub-zones applied in the PDP⁴²⁸.

217. Report 19.1⁴²⁹ has listed a set of zoning principles, referred to in Report 17.01, which that Panel found helpful to apply to consideration of the most appropriate zoning for particular land. For the convenience of users this Report, we have listed the principles again here, as follows:

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

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

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

⁴²⁸ Section 32 Report, Paragraphs 6.40-6.42. Included as Appendix 3 to A Bowbies EIC

⁴²⁹ Report 19.1, Section 2.1

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

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

220. In her Section 42A Report, Ms Rosalind Devlin⁴³⁰ set out the following five parameters which she had used in making her recommendations on the VASZ zoning requests. She had taken these from the Section 32 Report⁴³¹ for the variation.

- (a) *Generally prevent very small sub-zones or single parcel subzones which result in ‘spot-zoning’;*
- (b) *Prevent and remove small sub-zones where they do not reflect the existing land use (for example, a site that has been developed for residential purposes);*
- (c) *Prevent and remove small sub-zones where these are historic and are now considered inappropriately located for visitor accommodation activities (for example, semi-rural locations where a former motel has been demolished but the site has not been redeveloped);*
- (d) *Retain or reinstate sub-zones that apply to large areas in appropriate locations, whether developed or not (for example, the large Fernhill sub-zones); and*
- (e) *Retain or reinstate sub-zones that reflect existing lawfully established visitor accommodation activities where the underlying zone would create future non-compliances for substantial existing businesses (for example, established motels in the Lower Density Suburban Residential zone where activities would become non-complying).*

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

221. Ms Devlin also described⁴³² the following tests she had applied, pursuant to section 32 of the Act, when evaluating whether a requested VASZ rezoning was the most appropriate way to achieve the objectives of the PDP:

- (a) *identifying other reasonably practicable options for achieving the objectives;*
- (b) *assessing the efficiency and effectiveness of the provisions in achieving the objectives⁴³³;*
- (c) *summarising the reasons for deciding on the proposal (being the application of VASZ); and*
- (d) *contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated (from implementing the requested VASZ).*

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

⁴³⁰ R Devlin, EiC, paragraphs 3.2-3.3

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

⁴³² R Devlin, EiC, paragraphs 4.19 & 4.20

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

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

222. As set out in Report 19.1, where a submission seeking rezoning of land was unsupported by evidence (either of Council or the submitter), we have no basis on which to undertake the section 32AA evaluation required of us. Accordingly, such submissions must necessarily be rejected. We have listed in Appendix 3 the submissions in this category. Where a submission was only considered in evidence from the Council, without the benefit of evidence from the submitter, we have no basis in evidence to depart from the recommendation of the Council's witness and recommend accordingly. We have also listed the submissions in this category in Appendix 3.
223. Before considering individual requests for VASZ, we note here that the following Zones contained VASZ on the Stage 2 notified PDP Planning Maps, with provisions relating to VASZ in the Zone Chapter – LDSRZ, MDRZ & LLRZ. The HDRZ does not contain VASZ and associated provisions, but VA is provided for throughout that zone by way of restricted discretionary activity status and limits on notification. Chapter 10 for the ARHMZ did not contain provisions for VASZ as part of the notified variation, but two VASZs within that zone were shown on the Stage 2 notified PDP Planning Maps. We have recommended above⁴³⁴ that provisions for VA activities within the VASZs be included in the ARHMZ. We have considered submissions relating to VASZ in the ARHMZ on the basis that this recommendation is accepted.

⁴³⁴ Section 9.1, paragraph 210

13. 634 FRANKTON ROAD,

13.1 Mount Crystal Limited - Submission 2450

224. Mount Crystal Limited sought a VASZ over 2.736 ha of land zoned MDRZ⁴³⁵ at 634 Frankton Road, Frankton⁴³⁶. Ms Devlin evaluated the request in Section 24 of her Evidence in chief, recommending that the request be accepted. The land subject to this submission is shown in Figure 2-1 below.



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

225. Ms Devlin⁴³⁷ explained that there are established VA complexes nearby along Frankton Road, giving a mix of activities in the area, and that the adjoining properties have been developed to reasonably high densities through comprehensive developments or as VA complexes, such that the area is not traditionally suburban in appearance or character. She described that adjoining the site to the west is the Holiday Inn within a VASZ; to the east is The Tiers residential development (within which there are one approved consent and three applications under consideration for full-time VA); and to the north is a large area of vacant land zoned LDSRZ. She noted that, while the site is well-located for residential purposes, it is all well-suited for VA activities, given that it is a discrete site with few residential neighbours.

226. Ms Devlin⁴³⁸ acknowledged the challenging site conditions with a stream running through the site and geotechnical constraints. However, she gave the following reasons for recommending that the VASZ request be accepted over this site:

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

⁴³⁶ Pt Lot 1 DP 9121

⁴³⁷ R Devlin, EiC, paragraphs 24.5 & 24.7

⁴³⁸ R Devlin, EiC, paragraphs 24.6 24.9-24.11

- VA would not displace existing housing, as it is a bare site, and would not be located right next to, or within, and established residential neighbourhood, such that the residential character might be adversely affected;
 - It would enable additional accommodation options without precluding the site being developed for residential purposes;
 - The remainder of the residential zones in the wider area above Frankton Road are sufficiently large that a VASZ over this site, in combination with the adjoining and nearby VASZs, would not adversely affect the overall residential character of the wider area;
 - The VASZ would provide for appropriately-located VA (whereas this would be not be provided for by the MDRZ's non-complying activity status for VA outside an VASZ);
 - Any specific adverse effects from a particular VA proposal can be addressed through the restricted discretionary activity consent required in a VASZ.
227. In her section 32AA evaluation⁴³⁹, Ms Devlin listed the above costs and benefits of a VASZ over this site, concluding that the sub-zoning would enable efficient and effective use of the land for VA purposes, while not precluding the site being developed for residential activities or a mix of uses.
228. Mr Sean Dent⁴⁴⁰ presented planning evidence on behalf of Mount Crystal Limited. His reasons for supporting the VASZ were similar to those from Ms Devlin – that the character of the surrounding environment is suited to the establishment of VA without resulting in significant changes to residential amenity, character or cohesion. The area has an established mix of land uses that have been developed to a density greater than anticipated by the LDSRZ of the PDP, with VA being a predominant activity in the area. He agreed with Ms Devlin that the restricted discretionary activity status for VA within an VASZ would enable the management of potential effects on adjacent residential activities. In his opinion, a VASZ would not result in an undesirable 'spot zoning' but rather create a consolidation of VA in the locality.
229. Mr Dent also provided information regarding infrastructure and servicing, stating that Council's reticulated infrastructure had sufficient capacity to develop the site to a MDRZ density; and identifying the potential for impacts at the Frankton Road access to the site. Based on Mr Dent's and Ms Bowbyes' evidence⁴⁴¹, we have recommended including "*infrastructure, servicing and capacity*" as a matter to which discretion is reserved for VA in VASZ in the MDRZ. We are satisfied this, along with the notified matter of "*parking and access*", would enable the full consideration of any infrastructure, servicing and access concerns at the time of resource consent application.
230. We note that Mr Dent⁴⁴² supported the VASZ on the site, subject to it retaining its MDRZ zoning, referring to the appeal lodged seeking HDRZ over part of the site. Ms Devlin addressed this matter in her Rebuttal evidence⁴⁴³, agreeing with Mr Dent that, if the appeal is successful, the HDRZ VA framework (i.e. the restricted discretionary activity provision for VA in that zone) would be appropriate. Ms Devlin stressed that, in her opinion, applying a VASZ to the site, along with a HDRZ zoning, would be inconsistent with the variation and the PDP framework, as the HDRZ already anticipates VA and its policy framework does not anticipate VASZ as an additional method.

⁴³⁹ R Devlin, Appendix 2 to her EiC

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

⁴⁴¹ A Bowbyes, Rebuttal evidence, paragraphs 3.11-3.12

⁴⁴² S Dent, Executive Summary of Evidence

⁴⁴³ R Devlin, Rebuttal evidence, paragraphs 4.1-4.4

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

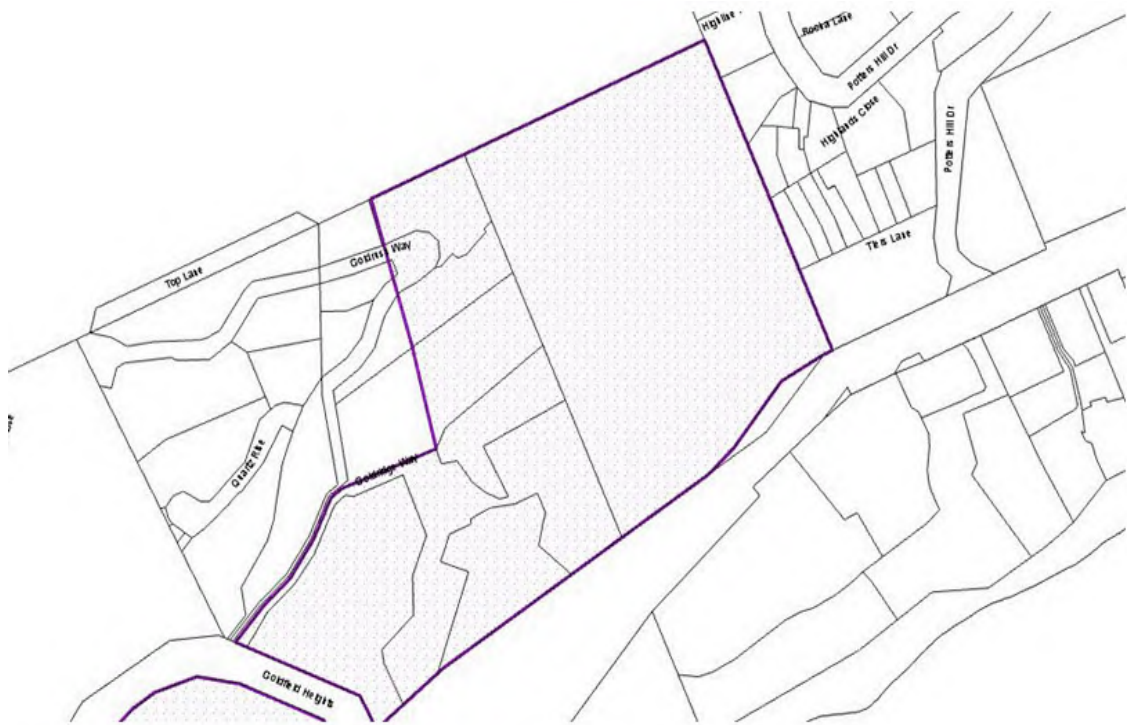


Figure 2-2 Recommended amendment to Planning Map 32

14. 9 FRANKTON ROAD TO 69 FRANKTON ROAD, QUEENSTOWN

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

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



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

233. For the land zoned HDRZ (in the Decisions Version of the PDP) east of Hobart Street, Ms Devlin retained her consistent view⁴⁴⁴ that applying a VASZ to the site, along with a HDRZ zoning, would be inconsistent with the variation and the PDP framework, as the HDRZ generally enables VA throughout the zone and does not include a policy framework for VA in sub-zones. She did not consider the application of a VASZ over the HDRZ part of the site would be the most appropriate way to implement the notified policy framework for that zone, or the strategic direction of the PDP. We heard no evidence to the contrary, accept Ms Devlin's evidence on this matter, and recommend that this aspect of the submissions be rejected.

234. For the land zoned MDRZ (between Brisbane and Hobart Streets)⁴⁴⁵, Ms Devlin acknowledged⁴⁴⁶ that it may be possible to contain the effects of VA in this location and ensure

⁴⁴⁴ R Devlin, EiC, paragraphs 30.4-30.5

⁴⁴⁵ Of particular interest to the Greenwood Group Limited submitter

⁴⁴⁶ R Devlin, Rebuttal evidence, paragraph 5.3

that residential amenity is maintained for adjoining residential properties. She accepted⁴⁴⁷ that the provision of more hotels and VA may alleviate demand for RVA within residential zones. However, she gave the following reasons⁴⁴⁸ for recommending that the VASZ request be rejected over this site:

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

235. Legal submissions were presented by Mr Joshua Leckie on behalf of Greenwood Group Limited⁴⁴⁹, which owns the land at the corner of Frankton Road and Brisbane Street (2808m²). Mr Leckie advised us⁴⁵⁰ that the two other submitters (Millenium & Copthorne Hotels NZ Limited and Shundi Customs Limited), who did not provide evidence or appear before us, sought VASZ on their properties in the HDRZ part of the land. Apart from the Greenwood Group, we did not hear from the owners/occupiers of the other properties in the MDRZ part of the land.

236. Mr Leckie referred us⁴⁵¹ to the Panel's recommendations in the Stream 13 Report⁴⁵² which accepted evidence from Ms Devlin for the Council, and Ms Leith for Greenwood Group, that HDRZ was the most appropriate zoning over this site, but, due to a lack of scope, it was not possible to recommend this zoning (with MDRZ being confirmed instead). Mr Leckie criticised⁴⁵³ Ms Devlin's evidence opposing the VASZ as being in conflict with her previous view that HDRZ would be the most appropriate residential zone for the land. He stated that she had not genuinely considered the ability of the VASZ to 'most appropriately' provide for the objectives and policies of the MDRZ. Mr Leckie drew our attention to previous resource consents for VA that have been granted on the Greenwood Group site over the last 10 years. It was his submission that the granting of these consents reinforces the appropriateness of

⁴⁴⁷ R Devlin, Rebuttal evidence, paragraph 5.5

⁴⁴⁸ R Devlin, EiC, paragraphs 30.6-30.8; Rebuttal evidence, paragraphs 5.1-5.10

⁴⁴⁹ Submission 2552

⁴⁵⁰ Legal Submissions from Joshua Leckie, paragraph 35

⁴⁵¹ Legal Submissions from Joshua Leckie, paragraphs 4-5

⁴⁵² Report 17.02, Parts L & M

⁴⁵³ Legal Submissions from Joshua Leckie, paragraphs 22-24

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

237. Ms Bridget Allen gave planning evidence⁴⁵⁵ on behalf of the Greenwood Group Limited. She explained that under the ODP the site was zoned High Density Residential – Subzone C where VA as a controlled activity. Due to their unavailability at the time, this submitter did not lodge a zoning submission during Stage 1 of the PDP process. She also referred us to the findings of the Panel on the Stage 1 mapping decisions. She provided us with the resource consent history of the property, as referred to by Mr Leckie. It was her evidence that all the previous VA consents were non-notified and granted on the basis that adverse effects were minor and neighbours not adversely affected. Ms Allen provided us with her evaluation of the VASZ in terms of section 32 of the Act. She outlined the attributes of the site that make it, in her opinion, ideal for VA, including its proximity to the town centre, frontage to Frankton Road, consistency with historic and surrounding VA patterns of development⁴⁵⁶, and the scarcity of such sites that are suitable for hotel type VA. It was Ms Allen’s evidence that a VASZ on the MDRZ land would be more appropriate than the notified variation, as VA in close proximity to the town centre aligns with the Strategic objectives⁴⁵⁷ and policies⁴⁵⁸, and would align with the objectives and policies of the MDRZ to avoid loss of housing supply and residential character.
238. In her Rebuttal evidence⁴⁵⁹, Ms Devlin addressed her previous views regarding an HDRZ for this location. She agreed that she had previously stated that she considered this location would be ideal for HDRZ. However, it was her rebuttal that this was in the context of an increased density of housing close to the town centre, and without foreknowledge or consideration of the more enabling provisions for VA within the HDRZ as notified in Stage 2. In her Rebuttal evidence, she retained her view that a VASZ would not be the most appropriate way to meet the notified policy framework for VA in the MDRZ, or the strategic direction of the PDP.
239. In answer to the Panel’s questions at the hearing, Ms Devlin acknowledged that she had found it difficult to have a clear recommendation on this VASZ request. She accepted it was not clear how it would fit into the policy framework. She had had to consider how much emphasis to put on the retention of this area of MRDZ for housing development close to the town centre, where there is not very much straight residential zoning. She agreed that the location is very suitable for VA and for high density residential development and accepted that the location could be a good candidate for a VASZ.
240. Turning now to our evaluation of this matter, having considered the evidence from Ms Devlin and Ms Allen, assisted by the legal submissions from Mr Leckie. The PDP Chapter 3 Strategic Direction seeks the development of a prosperous, resilient and equitable economy⁴⁶⁰, where the significant socio-economic benefits of well-designed and appropriately located visitor

⁴⁵⁴ Legal Submissions from Joshua Leckie, paragraphs 31 & 36-39

⁴⁵⁵ B Allen, EiC, paragraphs 7-38; and Supplementary evidence.

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

⁴⁵⁷ Objectives 3.2.1, 3.2.1.1 & 3.2.1.2; 3.2.2 & 3.2.2.1

⁴⁵⁸ Policy 3.3.1

⁴⁵⁹ R Devlin, Rebuttal evidence, paragraphs 5.7 & 5.9

⁴⁶⁰ Objective 3.2.1

industry facilities and services are realised across the District⁴⁶¹, and the Queenstown and Wanaka town centres are the hubs of New Zealand's premier alpine visitor resorts and the District's economy⁴⁶². Specifically, in relation to the Visitor Industry, Policy 3.3.1 seeks to make provision for the visitor industry to maintain and enhance attractions, facilities and services within the Queenstown and Wanaka town centre areas and elsewhere in the District's urban areas and settlements at locations where this is consistent with the objectives and policies of the relevant zone.

241. The Decisions version of the PDP has established the purpose, objectives and policies of the MDRZ (other than in relation to visitor accommodation). The purpose of the MDRZ is to enable a greater supply of diverse housing options for the District at medium densities, being a higher density than the LDSRZ. Development controls are designed to ensure that the reasonable maintenance of amenity values is maintained. MDR zones should be easily accessible to local shopping centres, town centres or schools by public transport, cycling or walking.
242. The notified variation introduced additional statements to the purpose, as well additional objectives and policies for the MDRZ relating to visitor accommodation. This Report recommends amendments⁴⁶³ to that purpose, and the objectives and policies. We have recommended removing the focus on maintaining the supply of residential housing; and on maintaining residential activity as the predominant use of each site. Instead, we have recommended a more enabling approach to providing for VA, RVA and homestays, whilst strengthening the focus of the objectives and policies on managing effects in order to maintain residential character and residential amenity values. We consider these amendments are necessary for the purpose, objectives and policies to be consistent with our findings on these matters earlier in this Report. With respect to VA, we have recommended changes to the Purpose to elaborate on the role of VASZs, why VA is provided for in the residential zones, and how VA is provided for outside of VASZs. For the objective and policies, we have recommended changes to separate out VA from RVA and homestays in the policies, and so that the policies for VA are more clearly linked to the effects of VA to maintain the residential character of the zones. In considering the requests for additional VASZ, our recommendations are consistent with these recommended objectives and policies.
243. We agree with Ms Allen that the location is very suitable for VA, given its proximity to the town centre, frontage to Frankton Road, and consistency with surrounding VA development. We consider these attributes are consistent with the strategic objectives for visitor facilities and services in Chapter 3, as we have set out above.
244. With respect to the MDRZ, the relevant strategic policy requires visitor facilities and services to be in locations consistent with the objectives and policies of the zone. Our recommended purpose, objectives and policies for the MDRZ focus on identifying locations for VASZ which have historically provided, and will continue to provide, important locations for visitor accommodation to meet the District's needs; and where adverse effects on residential amenity values are avoided, remedied or mitigated. We accept the evidence of Ms Allen that this area on Frankton Road, and the surrounding area close to the Queenstown town centre, has historically been well developed for VA and this continues today. We agree with Ms Devlin and Ms Allen that it would be possible to contain the effects of VA in this location and ensure that residential amenity is maintained for adjoining residential properties. Given the size of

⁴⁶¹ Objective 3.2.1.1

⁴⁶² Objective 3.2.1.2

⁴⁶³ Sections 5 & 6 of this Report

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

245. We have considered Ms Devlin’s concern that enabling VA in part of this small area of MDRZ, close to the town centre and well located to meet the residential purpose, objectives and policies of the MDRZ, would be inconsistent with the role of the MDRZ to provide housing supply and opportunities for medium density housing close to town centres. We acknowledge that this location is also well suited to medium or high density residential development and is also suitably located in terms of the residential objectives and policies. However, we do not consider that this residential purpose of the MDRZ has primacy, in every part of the zone, over its visitor accommodation role (through the identification of VASZs). Having considered the benefits and costs and the suitability of the location for VA, the ability to maintain residential character and amenity values for the adjoining balance of the zone, and the significant level of VA development in the surrounding area, we are satisfied that applying a VASZ to this location is the most appropriate for achieving the PDP objectives and policies.
246. We have evaluated the application of a VASZ to this location alongside the principles and tests we have set out previously, and in terms of our duties pursuant to section 32AA of the Act. We are satisfied that this is consistent with the principles and tests outlined.
247. The legal submissions and evidence before us from Greenwood Group, in the main, related to a single property, within a wider area of 6070m² in the MDRZ which the group of submitters sought be identified as a VASZ. We accept Ms Devlin’s evidence⁴⁶⁴ that, should the Panel determine that VASZ should be applied more widely than the Greenwood Group site, there would be scope within the submissions from Millenium & Copthorne Hotels NZ Limited and Shundi Customs Limited to extend the VASZ over the adjoining sites zoned MDRZ between Brisbane and Hobart Streets. We recommend that a VASZ be applied to the following sites:

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

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

⁴⁶⁴ R Devlin, Rebuttal evidence, paragraph 5.8



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

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

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

249. Three submissions have been received from Broadview Villas Limited; T. Rovin and The Escarpment Limited supporting the notified VASZ over 4.9177 ha of land, and extending that VASZ over a further 1.4072 ha, all zoned LDSRZ and accessed from Broadview Rise and Chandler Lane in Fernhill and Sunshine Bay. We note that the notified VASZ was previously included in the ODP. Part of the notified VASZ on Pine Lane and Broadview Rise was supported in a submission from N W Cashmore⁴⁶⁵. Ms Devlin evaluated these submissions in Sections 32, 33 and 36 of her Evidence in chief, recommending that the submissions be accepted⁴⁶⁶. The additional VASZ land sought through these submissions is shown in Figure 2-5 below.



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

250. Planning evidence for the group of three submitters was provided by Mr Jeffrey Brown who supported the notified VASZ over the 4.9177 ha of land, and the 1.4072 ha extension to the north-east. Contrary to Mr Brown's evidence⁴⁶⁷, there was also one submission, from Nona James (Submission 2238), which opposed the notified VASZ in this location. Ms Devlin evaluated Ms James' submission separately, in Section 34 of her Evidence in chief, and

⁴⁶⁵ Submission 2453

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

⁴⁶⁷ J Brown, EIC, paragraph 5

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

251. We start by noting that we visited the site, walking on to the site from Pine Lane (which is a short cul-de-sac off Broadview Rise) and from the west end of Chandler Lane. The site is a prominent knoll of undeveloped land between Fernhill and Sunshine Bay. From our site visit locations, we were able to appreciate the large size of this undeveloped area of land, its hilly topography and its relative separation from the surrounding residential areas.
252. Ms Devlin stated⁴⁶⁸ that the site is generally separated and screened from the established residential neighbourhood by the topography, such that a VA development would not appear to result in a loss of social cohesion or other adverse effects on residential amenities. We agree with Ms Devlin's observations on these matters. She noted the restricted discretionary activity application required for VA would provide the opportunity to address any adverse effects in regard to matters such as noise, hours of operation and the external appearance of buildings. We note, as we have referred to earlier, that the matters of discretion for such an application would also allow consideration of effects from a VA development on other aspects, such as infrastructure, servicing and capacity, and parking and access.
253. Ms Devlin considered⁴⁶⁹ the extent to which the use of this area for VA could result in a loss of potential housing supply. As the Council had notified the initial VASZ area of 4.9177 ha, she only considered the 1.4072 ha extension. At a site density of 1 unit per 450m² or 300m², she calculated that, not allowing for site limitations, the site would yield approximately 21-31 residential units. We have previously recommended rejecting an approach to VASZ in the LDSRZ and MDRZ, that would see every potential new location as being contrary to the zones' purposes of providing for residential housing supply. We have recommended deleting the notified statements in the variation's purpose, objectives and policies which focus on maintaining the supply of residential housing; and on maintaining residential activity as the predominant use of each site. We accept that at a very large scale, extensive application of VASZ across large areas of the low and medium density residential zones could compromise their ability to fulfil their residential capacity functions. However, we do not consider this proposed 1.4 ha extension is of that scale, particularly given our understanding from the HDCA that there is overall sufficient zoned land capacity to meet the District's long term housing needs.
254. In her section 32AA evaluation⁴⁷⁰, Ms Devlin listed the costs and benefits of extending the VASZ in this location, concluding that the additional sub-zoning would enable efficient and effective use of the land for VA purposes, while not precluding the site being developed for residential activities or a mix of uses.
255. Mr Brown, for the submitters, agreed with the evidence of Ms Devlin. He provided a helpful evaluation of the extension site, in relation to the relevant rezoning principles from Report 17. 1 and listed earlier in this Report⁴⁷¹.
256. In terms of the Strategic Objectives and Policies, Mr Brown considered that the notified VASZ has been included in the PDP as a roll-over from the ODP and the extension sought by the submitters has the same physical attributes, aspects and orientations, sloping topography,

⁴⁶⁸ R Devlin, EiC, paragraph 33.6

⁴⁶⁹ R Devlin, EiC, paragraph 33.7

⁴⁷⁰ R Devlin, Appendix 2 to her EiC

⁴⁷¹ J Brown, EiC, paragraphs 7-27

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

257. With respect to the objectives and policies of the LDSRZ (which Strategic Policy 3.3.1 requires consistency with), Mr Brown agreed with Ms Devlin that the topography generally screens the sites from nearby residential properties to the north and west, such that VA would not adversely impact on the residential character of the hillside behind. He noted that the various bulk and location and other general standards of the LDSRZ, which prescribe what can be developed “as-of-right”, would avoid adverse effects on the surrounding residential amenities. As noted above by Ms Devlin, the restricted discretionary activity status for VA would also allow these matters to be addressed, in relation to a particular development.
258. It was his conclusion that the VASZ extension would achieve the higher order objectives and policies in Chapter 3, as it is a suitable location for VA development, consistent with the existing pattern of larger scale hotel facilities in Fernhill, and potential adverse effects on residential amenity in the neighbourhood can be adequately managed.
259. Mr Brown briefly evaluated the costs and benefits of extending this VASZ. He could find no planning or natural hazards constraints that would restrict development on the land. It was his evidence that the land is already zoned and serviced for urban development (and has been for many years). As noted previously, the restricted discretionary activity status for VA would also allow matters of infrastructure, servicing and capacity, and parking and access to be addressed, in relation to a particular development. In his view, the VASZ would result in a more logical boundary for the overall VASZ, within which the effects of VA development can be managed. Mr Brown concluded that the VASZ extension would be consistent with and achieve the rezoning principles.
260. In her submission Ms James⁴⁷², raised concerns regarding two different matters, although she did not address this VASZ in her tabled statement to us. Firstly, Ms James commented on how such a large area of land (which she stated could be developed for long-term accommodation) has been notified as a sub-zone for VA, at the same time as the variation is seeking to curtail the ability of individual residential landowners from using their properties for RVA and homestays. Secondly, she is concerned about the use of no-exit Aspen Grove or Crystal Lane as access for a VA development on the land. She owns a property at this end of Aspen Grove where she intends to develop a residential unit. She is concerned about the use of the currently quiet cul-de-sac as access to a large VA development on the notified area of VASZ, and the effect of this on her amenity values.
261. Ms Devlin addressed the concerns expressed by Ms Nona James⁴⁷³. She explained the approach taken to VA in residential areas through the variation. She agreed with Ms James that the variation limits VA in residential zones, but that the VASZ is a mechanism to enable some form of VA within specific areas of these zones. This enables VA to be contained and managed in appropriate locations, rather than being scattered throughout the zones by way of resource consents. In Ms Devlin’s opinion, the VASZ is an important tool for providing certainty regarding the appropriate location of VA in the low and medium density residential zones. Ms Devlin agreed with Ms James that the resource consent process is the appropriate

⁴⁷² Submission 2238

⁴⁷³ R Devlin, EiC, paragraphs 34.2-34.4

time for access to the sites to be addressed⁴⁷⁴. She continued to support the suitability of the land for VASZ.

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

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

263. We, therefore, recommend that the submissions from Broadview Villas Limited; T. Rovin and The Escarpment Limited be accepted⁴⁷⁵, and the submission from Ms James be rejected, as shown on Figure 2-6.

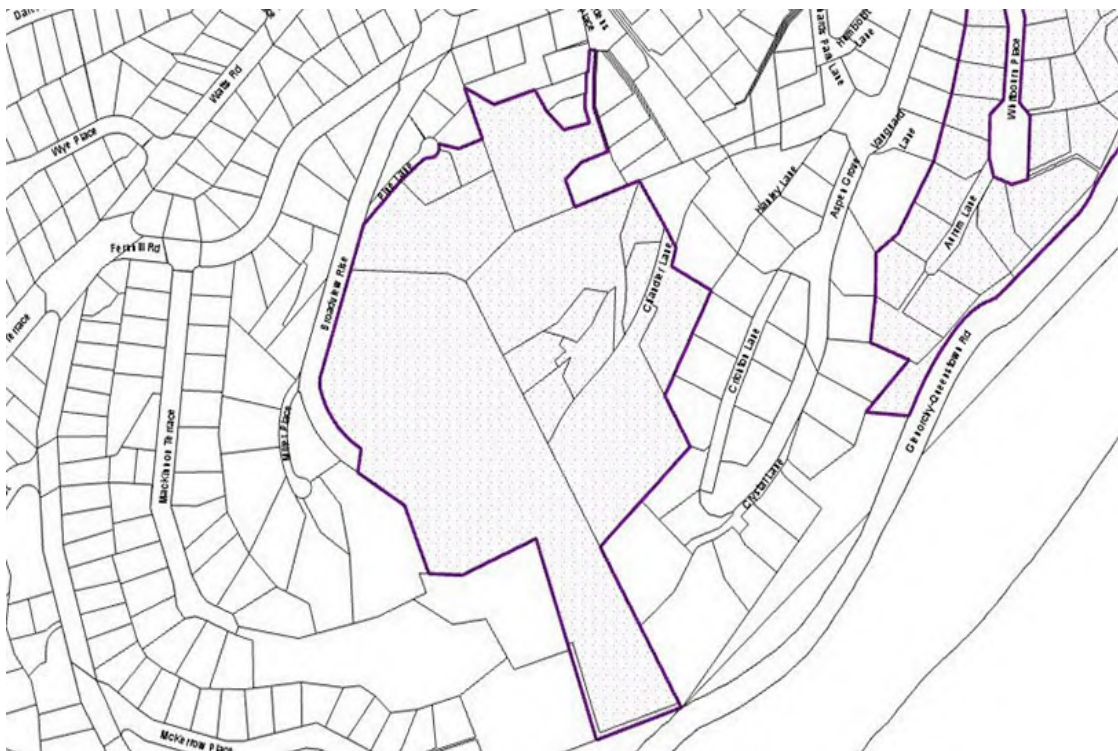


Figure 2-6 Recommended amendment to Planning Map 34

⁴⁷⁴ R Devlin, EiC, paragraph 34.6

⁴⁷⁵ As well as the submission from NW Cashmore (Submission 2453)

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

16.1 Coherent Hotel Limited - Submission 2524

264. Coherent Hotel Limited lodged a submission seeking retention of the notified VASZ over 1.3142 ha of land at 139 Fernhill Road and 18 Aspen Grove, as well as an extension to that VASZ over a further 3149m² at 20 Aspen Grove, 10, 12, 14 & 16 Richards Park Lane. The notified VASZ is primarily zoned MDRZ, with 18 Aspen Grove being zoned LDSRZ. The extension sought by the submitter is zoned MDRZ. A submission was also received from Ms Inga Smith⁴⁷⁶ supporting the notified VASZ, but requesting that no properties on Richards Park Lane be included. A further submission was received from Ms Barbara Fons⁴⁷⁷, opposing the VASZ extension sought by Coherent Hotel on to 20 Aspen Grove and 10, 12, 14 & 16 Richards Park Lane. Ms Fons owns the adjoining property at 18 Richards Park Lane. Ms Devlin evaluated these submissions in Sections 35, 38 and 39 of her Evidence in chief, recommending that the submissions from Coherent Hotels Ltd be accepted subject to the imposition of a BRA on 16 Richards Park Lane, which we discuss in detail below. The additional VASZ land sought through this submission is shown on Figure 2-7 below.



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

265. Other than the properties on Richards Park Lane, and at 20 Aspen Grove, there were no submissions opposing the retention of the notified VASZ. Ms Devlin supported its retention and we accept her evidence. Ms Devlin pointed⁴⁷⁸ out that 139 Fernhill Road also has frontage to Richards Park Lane. This is part of the existing Aspen Hotel and was included in the notified VASZ. She confirmed that the notified VASZ does not incorporate any other properties along Richards Park Lane, residential or otherwise.

⁴⁷⁶ Submission 2361

⁴⁷⁷ Further Submission 2793

⁴⁷⁸ R Devlin, EiC, paragraph 35.2

266. With regard to the VASZ extension on to 10-16 Richards Park Lane and 20 Aspen Grove, it was Ms Devlin's evidence⁴⁷⁹ that it can be appropriate to extend VASZ in suitable locations, whether currently developed for VA or not. In this location, she considered the VASZ is a useful mechanism to reflect existing VA development and enable expansion where it might not be anticipated in the underlying MDRZ. Ms Devlin considered⁴⁸⁰ that any potential for adverse effects on neighbouring properties from a large VA development on the combined sites would be suitably addressed through the resource consent process for VA and the matters of discretion specified. She considered this would ensure a good outcome for neighbours. However, Ms Devlin agreed (in part)⁴⁸¹ with Ms Inga Smith⁴⁸² that any further VASZ expansion along Richards Park Lane (beyond that sought by Coherent Hotel) should not be enabled.
267. Together with the adjoining Aspen Hotel VASZ, it was Ms Devlin's view⁴⁸³ that a range of accommodation options for visitors could be enabled in a generally appropriate location, while avoiding a loss of housing supply in other suburban areas. With regard to direct loss of housing capacity from this additional area of VASZ in the MDRZ, she estimated that the site could yield approximately 15-20 residential units. However, as we found in our evaluation of the Broadview Villas' VASZ, we do not consider this proposed 3149m² VASZ extension is of such a scale that it could compromise the ability of the MDRZ to fulfil its residential capacity functions, particularly given our understanding from the HDCA that there is overall sufficient zoned land capacity to meet the District's long term housing needs.
268. Ms Devlin addressed the concerns expressed by Ms Fons⁴⁸⁴. The northern internal boundary of Ms Fons' property at 18 Richards Park Lane would adjoin the extension to the VASZ, as would the northern internal boundary of 22 Aspen Grove. Ms Fons' further submission expressed concern at the direct effects on her as owner of the adjoining property, and at effects on the residential character of the neighbourhood.
269. Ms Devlin noted⁴⁸⁵ that 18 Richards Park Lane slopes steeply away from the road ensuring that any VA development to the north would not hinder lake views. In terms of sunlight access or shading, she confirmed that a residential development on 16 Richards Park Lane would result in similar effects to a VA development, as both need to meet the same bulk and location requirements of the MDRZ. We note here that the permitted building requirements for the MDRZ include: 8m maximum height; no recession plane; 1.5m minimum internal boundary setback; 45% maximum building coverage, maximum continuous length of 24m for building façade at ground floor level, 1 residential unit per 250m² site area; and maximum of 3 units per site.
270. Irrespective of the above MDRZ building controls, Ms Devlin considered⁴⁸⁶ that the effects of a VA development on an adjoining site could be quite different to a residential development, in regard to residential character. She recommended a 4.5m Building Restriction Area (BRA)⁴⁸⁷

479 R Devlin, EiC, paragraph 35.5

480 R Devlin, EiC, paragraph 39.3

481 R Devlin, EiC, paragraph 35.6

482 Submission 2361

483 R Devlin, EiC, paragraph 39.4-39.5

484 Further Submission 2793

485 R Devlin, EiC, paragraph 39.6

486 R Devlin, EiC, paragraph 39.9

487 Rule 8.5.16 and shown on the Planning Maps

be applied to VA development⁴⁸⁸ along the southern extent of the VASZ extension adjoining 18 Richards Park Lane and 22 Aspen Grove, with non-complying activity status for non-compliance. This recommendation was strongly challenged by Coherent Hotel, and the subject of questions from the Panel, as we discuss below.

271. In both her Rebuttal and Reply evidence⁴⁸⁹, and in response to questions from the Panel, Ms Devlin retained her firm view that the BRA was required to provide necessary separation and relief from effects on adjoining properties, whilst not unreasonably preventing development and efficient use of the VASZ extension. This was due to the proximity of the neighbouring residential properties (with a lack of topographical separation); and the ‘intimate’ nature of the residential environment in that location. It was her opinion that VA can result in effects on residential character that are not confined to effects from the bulk and location of buildings due to the proximity, nature and intensity of the VA activity. She was clear that she would not have recommended full acceptance of the VASZ extension without a BRA applied alongside the residential neighbours.
272. In her section 32AA evaluation⁴⁹⁰, Ms Devlin listed the costs and benefits of extending the VASZ over 10-16 Richards Park Lane and 20 Aspen Grove, concluding that the additional sub-zoning would enable efficient and effective use of the land for VA purposes, while not precluding the site being developed for residential activities or a mix of uses. However, her recommendation was subject to there being a BRA along the boundary with 18 Richards Park Lane and 22 Aspen Grove. She also evaluated⁴⁹¹ the costs and benefits of adding the BRA control, concluding that, although it would add compliance costs for VASZ landowners, it would not unduly restrict development within the VASZ extension whilst ensuring that residential amenities are protected.
273. Legal submissions were presented to us by Mr Jeremy Brabant for Coherent Hotel Limited⁴⁹². He advised the only outstanding matter in relation to Ms Devlin’s recommendations was the application of the BRA, which Coherent Hotel did not support. Mr Brabant referred us to the non-complying activity status in Chapter 8 for non-compliance with a BRA⁴⁹³ which he submitted would impose unnecessary costs and consenting limitations on the site, which are not counterbalanced by the benefits. In Mr Brabant’s submission, a BRA would be a simple, blunt tool that is not required, as other provisions in the PDP more appropriately control the effects of concern to Ms Devlin – the building controls of the MDRZ and the resource consent required for any VA proposal.
274. Mr Nicholas Grala gave planning evidence on behalf of Coherent Hotel Limited. He supported the extension of the VASZ for the reasons contained in the submission⁴⁹⁴, including that:
- the extended VASZ would provide the opportunity for a large site in single ownership to be developed for VA on an integrated basis;
 - the VASZ would be a logical extension of the notified VASZ;

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

⁴⁸⁹ R Devlin, Rebuttal evidence, paragraphs 6.5-6.6; Reply evidence, paragraphs 2.5-2.7

⁴⁹⁰ R Devlin, Appendix 2 to her EIC

⁴⁹¹ R Devlin, Appendix 1 to her Rebuttal evidence

⁴⁹² Legal submissions from Jeremy Brabant, paragraphs 6, 11-38

⁴⁹³ Rule 8.5.16

⁴⁹⁴ N Grala, EIC, paragraphs 16-20

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

Mr Grala provided an analysis⁴⁹⁵ against the parameters for a VASZ set out in Ms Devlin’s Section 42A Report. He agreed with Ms Devlin that the retention of the notified VASZ and the extension sought by the submitter would meet these parameters.

275. With respect to the BRA, it was Mr Gala’s evidence⁴⁹⁶ that a more effective approach has already been taken in the PDP and variation provisions, that distinguishes the potential for effects from the activity of VA from those of a residential activity. VA requires a restricted discretionary activity consent, whereas residential activity is permitted. Mr Gala reviewed the matters to which discretion is reserved for a restricted discretionary activity application and noted that they include *“the location, nature and scale of activities”* and *“the external appearance of buildings”*. He considered that this would ensure that sufficient consideration would be given to zone interface, boundary treatment and residential character as part of any resource consent application for VA. We note here that the matters of discretion also include *“Parking and access”, “Landscaping”, “Noise”* and *“Hours of operation”*, which would allow consideration of any potential effects for neighbours from those aspects of a VA activity. Mr Grala also referred to the building controls within the MDRZ, which would manage the effects from a VA development in the same manner as for residential development, ensuring the same potential outcomes for neighbours. He concluded that the BRA is unnecessary because there are already PDP provisions that more effectively manage the issue of residential character and interface effects in a more nuanced and appropriate way, and which impose additional controls to manage the effects from the VA activity.
276. Ms Inga Smith presented evidence to us on her own submission⁴⁹⁷ and on behalf of the further submission from Ms Barbara Fons⁴⁹⁸. Ms Smith’s evidence⁴⁹⁹ described Richards Park Lane as a quiet, narrow, predominantly residential street, where most of the residents work in Queenstown and/or from home, with a mix of families, younger workers, and more established professionals. She stated that there are multiple easy options for commuting to the town centre and beyond. In Ms Smith’s opinion⁵⁰⁰, extending the VASZ into Richards Park Lane would set a dangerous precedent for hotels to acquire cheaper residential properties, allow them to become run-down and unoccupied⁵⁰¹, and then apply for rezoning for VA.
277. One further matter discussed at the hearing (and responded to subsequently) was whether or not a VA development on the VASZ extension be likely to be notified to affected persons / residents of neighbouring properties. Mr Brabant provided us with supplementary legal

⁴⁹⁵ N Grala, EiC, Appendix 2

⁴⁹⁶ N Grala, EiC, paragraphs 21-28

⁴⁹⁷ Submission 2361. Ms Smith is a former resident of Richards Park Lane

⁴⁹⁸ Further Submission 2793

⁴⁹⁹ I Smith, EiC

⁵⁰⁰ I Smith, Verbal statement at the hearing

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

submissions⁵⁰² and Ms Scott⁵⁰³ replied that the Council’s counsel broadly accepted Mr Brabant’s conclusions on this matter. Mr Brabant considered a hypothetical development of a “large” VA development in the VASZ extension area, which extended closer to the boundary than 4.5m (i.e. within Ms Devlin’s recommended BRA) but complied with all other building requirements of the MDRZ. He concluded that:

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

278. Ms Devlin responded⁵⁰⁴ to the legal submissions on notification from Mr Brabant. She agreed with Mr Brabant’s conclusions based on her experience of both applying for and processing resource consent applications under the recently amended provisions of the Act. She also agreed that the range of resource consents likely to be required for a VA development may not be capable of satisfying the steps for preclusion from notification, and that a subsequent determination, as to the likely effects of the proposed activity and whether there are any affected persons, would be required in terms of the notification tests of the Act. Ms Devlin expressed a residual concern that, without the additional separation of the BRA, a VA development with minor breaches of the MDRZ building standards could be considered without public or limited notification. In her view (and experience) a fairly significant rule breach (such as of building height) would be needed for the limited notification provisions to apply. However, we note Ms Devlin acknowledged that, for non-notification, determinations would need to be made that a proposal would be likely to have adverse effects on the environment that are no more than minor, and adverse effects on affected persons that are less than minor.

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

280. In relation to the notified VASZ, we did not receive any evidence opposing it. Although the submission from Ms Smith opposed properties on Richards Park Lane being included in the VASZ, her evidence was clear that she supported the notified VASZ boundaries⁵⁰⁵. We are satisfied that a VASZ over the notified location is the most appropriate way to achieve the objectives of the PDP, and to implement the policies for the MDRZ. We recommend this VASZ be retained, the submission from Coherent Hotel Limited be accepted, and the submission from Ms Smith be accepted in part.

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

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

⁵⁰⁴ R Devlin, Reply evidence, paragraphs 2.1-2.4

⁵⁰⁵ I Smith, EiC, paragraph 3, page 2

281. For the extension to the VASZ, we accept the evidence of Ms Devlin and Mr Grala that it would be a logical extension to the notified VASZ; it would provide the opportunity for a large site in single ownership to be developed for VA on an integrated basis; and a range of accommodation options for visitors could be enabled in a generally appropriate location. We consider these attributes are consistent with the strategic objectives for visitor facilities and services in Chapter 3.
282. With respect to the MDRZ, the relevant strategic policy requires visitor facilities and services to be in locations consistent with the objectives and policies of the zone. Our recommended purpose, objectives and policies for the MDRZ focus on identifying locations for VASZ which have historically provided, and will continue to provide, important locations for visitor accommodation to meet the District's needs; and where adverse effects on residential amenity values are avoided, remedied or mitigated. The extension adjoins one of several large areas of notified VASZ in this part of Fernhill and would be consistent with the existing pattern of VA activity (and VASZs) in the Fernhill area generally, with a large number and variety of VA operations intermingled with the residential development. We accept the evidence of Ms Devlin and Mr Grala that the potential for adverse effects on neighbouring properties from a large VA development on the combined sites would be suitably addressed through the resource consent process for VA and the matters of discretion specified; and that building controls in the MDRZ would control VA built development, in the same way as residential development, which would ensure it would not inappropriately affect the residential character of the surrounding area. We acknowledge the concerns of Ms Smith and Ms Fons that the extension of the VASZ could change the character of this part of Richards Park Lane. However, we consider the building standards and resource consent requirements are appropriate to ensure the residential character and amenity values of the area can be maintained. We are satisfied that a VASZ in this location would be generally consistent with the visitor accommodation objective and policies for the MDRZ.
283. We have considered Ms Fons' concern regarding the potential effects of VA development immediately adjoining her residential property boundary and Ms Devlin's recommendation for a 4.5m BRA for visitor accommodation buildings⁵⁰⁶ to address this issue. However, we are persuaded by the evidence of Mr Grala that a more effective approach to addressing the potential for adverse effects of VA in VASZ on neighbours has already been included in the PDP and variation provisions. We accept his evidence that the BRA is unnecessary because the PDP and variation provisions more effectively manage the issue of residential character and adjoining neighbour effects in a more appropriate way, through the standards and resource consent controls which manage the effects from both the VA activity and its buildings. We agree with the submissions from Mr Brabant that a BRA, combined with non-complying activity status for non-compliance would impose costs and consenting limitations on the site, which are not counterbalanced by additional benefits. We are grateful for the legal submissions and evidence regarding the notification matters. Given their conclusions that notification for a large-scale VA development is not likely to be precluded, with determination regarding notification likely to be required in terms of the 'usual' notification tests of the Act, we did not need to consider this factor further in our evaluation of a BRA.
284. We have evaluated the extension to this VASZ alongside the principles and tests we have set out previously, and in terms of our duties pursuant to section 32AA of the Act. We are satisfied the extension is consistent with the principles and tests outlined, and that the imposition of a BRA would not be the most appropriate way of achieving the objectives and policies of the

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

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

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

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



Figure 2-8 Recommended amendment to Planning Map 34

17. 9 SOUTHBURG AVENUE, FRANKTON

17.1 Delos Investments Limited - Submission 2614

286. Delos Investments Limited sought a VASZ over 1118m² of land zoned LDSRZ at the end of a short cul-de-sac (Southberg Avenue), off State Highway 6, in Frankton. There were no other submitters or further submitters in relation to this site. Ms Devlin evaluated the request in Section 26 of her Evidence in chief, recommending that the request be rejected. The land subject to this submission is shown on Figure 2-9 below.



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

287. Ms Devlin⁵⁰⁷ described the history of land uses and consents on the site, which was also set out in the submission and the evidence of Ms Rebecca Holden⁵⁰⁸ in her planning evidence on behalf of the submitter. From that evidence, we understand that the site was established as a motel (with 7 units) in 1979, with a VASZ applied in the ODP. The site has been used for residential purposes since the early 1990s, with residential use of the site being formalised by resource consent approved in 2017. Since then, a resource consent for visitor accommodation use of the existing units has recently been consented, under the provisions of the both the ODP and the PDP, although minimum weight was given to the visitor accommodation provisions of the PDP and the variation, given the early stage of decision-making. Ms Devlin pointed out that the site now has consent for VA activity (up to 18 guests) with associated consent conditions to mitigate and manage adverse effects on the surrounding residential area.

⁵⁰⁷ R Devlin, EiC, paragraphs 26.2-26.5; Rebuttal evidence, paragraph 3.4

⁵⁰⁸ R Holden, EiC, paragraphs 3.2.6-3.2.9

288. It was Ms Devlin’s evidence⁵⁰⁹ that the existing units on the site are likely to be suited for VA⁵¹⁰, although, as they were built in the 1970s, there is the possibility the site could be redeveloped. She noted this would be provided for if a VASZ is placed over the site, as a restricted discretionary activity with the built form standards ensuring that any new buildings would be compatible with the LDSRZ. However, Ms Devlin⁵¹¹ did not consider that VA activity on this site would meet the objectives and policies for the LDSRZ, in particular maintaining a residential character and the supply of residential housing. In her Rebuttal evidence, Ms Devlin expanded on this⁵¹², stating that the site is located in a discrete residential cul-de-sac, which has the potential to amplify adverse effects on social cohesion which could otherwise be moderated or concealed in a different physical setting (such as where the properties are separated by topography).
289. Ms Devlin identified the relevant parameters for assessing VASZ rezoning requests⁵¹³. In her opinion, the recent grant of a resource consent for VA on the site does not mean, in itself, that applying a VASZ over the site is either appropriate or inevitable. She considered that applying a VASZ on the site would fail to meet the following rezoning principles:
- preventing very small sub-zones or single parcel sub-zones, which would result in ‘spot-zoning’;
 - preventing small sub-zones where these are historic and are now considered inappropriately located for VA.
- Although there is an existing approval and historic use of the site for a certain level of VA, in her opinion, this did not mean that a VASZ is appropriate. She considered the site, being located in a compact residential cul-de-sac, would potentially have inadequate separation between residential and VA activities, with associated adverse effects on social cohesion. It was Ms Devlin’s evidence that the site does not meet these parameters and is not the most appropriate method for guiding the location of VA in the LDSRZ.
290. Overall, Ms Devlin did not consider⁵¹⁴ that the VASZ request would meet the strategic direction of the PDP that provides for VASZ to be located in areas that are consistent with the policy framework for the zone.
291. Ms Holden supported⁵¹⁵ a VASZ over this site, on the basis that it would reflect the existing built form and historical use of the site, the built form controls of the LDSRZ would ensure that the existing character and amenity values of the zone are retained, and the restricted discretionary activity application for VA within a VASZ would place appropriate parameters around the nature and scale of any future VA if the site was redeveloped. Ms Holden acknowledged⁵¹⁶ that a VASZ on this site could be considered a ‘spot zone’, however, she considered the historic use of the site and the existing built form means a VASZ is appropriate.
292. Ms Holden referred us to the Section 32 evaluation that was attached to the submission from Delos Investments Limited. In addition, her evidence included an assessment against the

⁵⁰⁹ R Devlin, EiC, paragraph 26.7

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

⁵¹¹ R Devlin, EiC, paragraph 26.8

⁵¹² R Devlin, Rebuttal evidence, paragraph 3.3

⁵¹³ R Devlin, EiC, paragraph 26.9; Rebuttal evidence, paragraph 3.5

⁵¹⁴ R Devlin, EiC, paragraph 26.10; Rebuttal evidence, paragraph 3.5

⁵¹⁵ R Holden, Summary Statement presented at the hearing

⁵¹⁶ R Holden, EiC, paragraph 3.2.13

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

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

293. We have considered the evidence from Ms Devlin and Ms Holden. In our evaluation of the VASZ at 9 Frankton Road, we set out our understanding of the Strategic Direction in Chapter 3 as it relates to visitor industry facilities and services. We also set out our understanding of the purpose, objectives and policies of the MDRZ relating to visitor accommodation, and we note that those for the LDSRZ are very similar. We have considered these submissions on the basis of those understandings.
294. In terms of the location of the site, we agree with Ms Holden that the Frankton urban area generally is an important commercial centre for the District, containing the airport, public transport links, and commercial services. However, we do not agree that the area in the vicinity of Southberg Avenue is an important location for visitor accommodation in the District. There are no other VASZ or HDRZ in the near vicinity⁵¹⁷. We consider a VASZ on this site would be isolated and discrete, without any relationship to other locations identified as being suitable for VA.
295. The Strategic Directions identify the Queenstown and Wanaka town centres as being hubs for the visitor industry, as well other locations consistent with the objectives and policies of the zone. In the case of the LDSRZ, we accept the evidence from both Ms Devlin and Ms Holden that the built form standards, applied to any redevelopment of the site, would ensure that new buildings would be compatible with built character and amenity values of the LDSRZ. We accept that the restricted discretionary activity application within a VASZ would enable the effects of the VA activity on the residential character, cohesion and amenity values to be considered. However, we agree with Ms Devlin that this is a small site located in a discrete residential cul-de-sac, without any physical attributes which would ameliorate effects on residential cohesion and character. This was also our view following our site visit. We do not consider this is a suitable location to be identified as being generally appropriate for VA through a VASZ. We consider the small, compact residential nature of the cul-de-sac, the small size of the site itself, and the proximity of the adjoining residential activity, means there is heightened potential for adverse effects on residential character, cohesion and amenity values from further VA development on the site. We do not consider that this would be consistent with the visitor accommodation objectives and policies of the LDSRZ.

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

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

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

18.1 Glen Dene Limited and Sarah Burdon - Submission 2407

298. There has been a somewhat complex submission history regarding the Lake Hāwea Holiday Park, and adjoining areas within Glen Dene Station, which we will not fully detail here⁵¹⁸. The land subject to this submission shown on Figure 2-10 below.



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

299. Land located to the north of the Lake Hāwea Holiday Park had been zoned on the Stage 2 Proposed District Plan planning maps as Community Purposes Sub Zone (Camping Grounds). The Council subsequently determined that this was an error and withdrew the land from Stage 2 by way of decision dated 8 February 2018, with the zoning of the land reverting to its Stage 1 Rural Zone⁵¹⁹. In their submission on Stage 2 of the PDP, Glen Dene Limited and Sarah Burdon supported the Community Purpose – Campground Subzone over this land. On the basis that the Council had specifically withdrawn the land from the Stage 2 planning maps, the Council considered that there was no longer scope for consideration of this submission and sought to strike it out, on the grounds that it was not “on” Stage 2 of the PDP.

300. The Council’s request to strike out this submission was considered by the Panel Chair⁵²⁰. He noted that the Council had previously undertaken to “*receive and consider submissions in*

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

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

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

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

301. Lot 1 is located to the north of the Lake Hāwea Holiday Park, adjoining the edge of the lake, on land which is part of Glen Dene Station. Glen Dene Limited⁵²¹ leases the Council-owned land at the Lake Hāwea Holiday Park, owns the facilities and operates the holiday park. Lot 1 is separated from the holiday park by land managed by Contact Energy as part of its operation of Lake Hāwea as a storage lake. Access to Lot 1 is from the campground, via an internal road through the station and Contact Energy land. Lot 1 is zoned Rural on the Decisions Version of the Stage 1 PDP Planning Maps. It is not subject to Designation 175 (Hāwea Motor Camp) which lies over the motor camp land owned by the Council. The PDP maps identify Lot 1 as being within an Outstanding Natural Landscape (ONL).
302. Visitor accommodation (VA) in the Rural Zone is listed as a discretionary activity in Rule 24.4.19⁵²². Objectives and policies for the Rural Zone relevant to visitor accommodation were provided to us by Ms Bowbyes⁵²³ in response to the Panel's questions regarding the approach to managing RVA and homestays in the Rural Zone. Neither Stage 1 or Stage 2 of the PDP, nor the notified visitor accommodation variation, include provision for VASZ within the Rural Zone. There were no VASZ in the Rural Zone identified on the notified Stage 2 PDP Planning Maps, and neither does the variation include Rural Zone objectives, policies or rules for managing activities within VASZ.
303. Both Ms Bowbyes and Ms Devlin considered whether or not a VASZ should be included as a method in rural zones. Ms Bowbyes considered this in relation to the Rural Residential and Rural Lifestyle Zones⁵²⁴. She stated that the implications of introducing a framework of objectives, policies and rules for VASZ into a zone, where they are not otherwise provided for, could have a far-reaching effect, beyond the implications for the submitter's particular land. She considered a submission requesting such provisions would need to consider the wider implications, as well as considering the approach in the context of wider zone objectives, policies and rules. She recommended that a request for a VASZ in those zones be rejected, with VA being able to be considered as a discretionary activity.
304. Ms Devlin⁵²⁵ drew the Panel's attention to paragraphs of a Minute issued by the Panel in May 2017⁵²⁶, which considered the question of whether a submitter could seek the application of a zone which was not one of the notified Stage 1 PDP zones. We have set out the relevant parts of this Minute below. We agree with Ms Devlin that the approach set out in these

⁵²¹ R Burdon, EiC, paragraph 1.1

⁵²² Decisions Version of the Stage 1 PDP

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

⁵²⁴ A Bowbyes, EiC, paragraph 11.65

⁵²⁵ R Devlin, EiC, paragraph 4.13

⁵²⁶ Minute concerning Submissions seeking Rezoning to an ODP Zone, 27 May 2018

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

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

305. Ms Devlin considered⁵²⁷ the appropriateness of a VASZ in terms of the strategic directions of the PDP. She referred to Strategic Policy 3.3.1 which enables provision for the visitor industry within the Queenstown and Wanaka town centres and other urban areas and settlements. It was her opinion that this does not enable VASZ within the rural zones. Outside urban areas, Ms Devlin identified the policy direction in Strategic Policy 3.3.21, which recognises that tourism related activities seeking to locate in Rural Zones may be appropriate where these activities enhance the appreciation of landscapes, and on the basis that they would protect, maintain or enhance landscape quality, character and visual amenity values. She also referred to the strategic direction of the PDP in regard to ONL's (given the ONL location of Lot 1). This requires the landscape and visual amenity values and natural character of ONLs to be protected from adverse effects of use and development that are more than minor and/or not temporary in duration. In the absence of any particular policy framework for VASZs in the Rural Zone, and with reference to this strategic direction, Ms Devlin concluded that including a VASZ in a Rural Zone would be inconsistent with the objectives and policies of the PDP⁵²⁸.

306. Ms Devlin noted⁵²⁹ that all notified VASZ are included within urban residential zones, which provide for VA as a restricted discretionary activity within a VASZ, with listed matters of discretion. It was her opinion that the VASZ provisions are intended for urban residential zones, with the matters of discretion having greater relevance to urban environments, where noise and other potential adverse effects on neighbours can arise. Although Lot 1 is reasonably close to the urban environment of Hāwea, Ms Devlin considered that many of the matters of discretion would be of limited relevance to a rural location.

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

⁵²⁸ R Devlin, Supplementary evidence, paragraphs 3.15 & 4.3 & 4.10

⁵²⁹ R Devlin, Supplementary evidence, paragraphs 3.5-3.6 & 4.6-4.7

307. Ms Devlin referred⁵³⁰ to the submitter’s wishes to provide additional VA facilities on Lot 1, so as to improve the operational viability of the campground and extend the camp season beyond the summer period. In her opinion, this is a situation where a resource consent could be applied for and assessed on its merits as a discretionary activity. She considered⁵³¹ that VA on Lot 1 should remain as a discretionary activity, in accordance with the Rural Chapter, as the most appropriate outcome for achieving consistency with the PDP’s strategic objectives and policies.
308. Legal submissions were presented to us on behalf of Glen Dene Limited and Sarah Burdon by Mr Graeme Todd. Evidence was presented by Mrs Sarah Burdon and Mr Richard Burdon, and planning evidence by Mr Duncan White.
309. Mr Todd’s legal submissions focussed on the submitter’s request to rezone the land north of the campground, owned by the submitter, to Community Purpose - Camping Ground Zone. He also referred to the land owned by the submitter, that adjoins their leased Council-owned land, and which has been run as one campground operation for many years (we understand this to be Lot 2 DP 418978 (Lot 2)). As a result of the submission history we have outlined above, neither of these matters were now before this Panel, and we were not able to draw a great deal of assistance from Mr Todd’s legal submissions.
310. Mrs Burdon described⁵³² the history, the lease and current operation of the Lake Hāwea Holiday Park. Recent years have seen considerable (“exponential”) growth in demand for their facilities and accommodation, necessitating resource consent applications for the additional development, with associated costs and delays. Mrs Burdon stated⁵³³ the demand warrants further accommodation to be provided at the Holiday Park, as well as more facilities, service buildings, staff accommodation, etc. However, she considered that the current consenting process is not feasible for future development. With respect to the wider land owned by the Burdon family, adjoining the leased area, Mrs Burdon indicated⁵³⁴ that they would like to use this land to provide wider offerings to their guests and extend their experiences further. She referred to “glamping” tents and associated facilities, self-contained cottages, “group” recreation rooms / dining rooms. In her opinion, the area can easily absorb more buildings, with room to grow and extend the accommodation options provided to visitors. She stated that further development and year-round operation are needed if the Holiday Park is to be sustainable in the future. In relation to Lot 1, she stated that they would prefer the Community Purpose - Camping Ground Zone, as for the core areas of the Holiday Park.
311. The evidence from Mr Richard Burdon supported⁵³⁵ the matters raised by Mrs Burdon and summarised above. Mr Burdon was able to confirm the location of Lot 1, as this was not fully clear to us from our site visit. We now understand that it lies partly on the lake side of, and partly to the north of, the flat grassed area to the north of the main campground, which is a lake overflow area in case of very high lake levels. We acknowledge Mr Burdon’s concerns regarding the staged nature of the PDP process and how this makes it difficult for landowners affected by multiple stages and chapters of the PDP. We appreciate this can be challenging for landowners, who have limited time to participate in complex proceedings such as these. However, this Panel is only able to address those aspects of the submissions legitimately

⁵³⁰ R Devlin, Supplementary evidence, paragraphs 4.8-4.9

⁵³¹ R Devlin, Supplementary evidence, paragraph 4.11

⁵³² S Burdon, EiC, Sections 3-5

⁵³³ S Burdon, EiC, Sections 6-7

⁵³⁴ S Burdon, EiC, Section 8

⁵³⁵ R Burdon, EiC, Section 2

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

312. Before we consider Mr White's evidence, we need to consider the legal submissions received on behalf of the Council which state that Mr White's evidence on the Community Purpose - Camping Ground Zone for Lot 1 is not within the scope of matters allowed by the Second Decision of 2 August 2018⁵³⁶, as it goes beyond "*some form of visitor accommodation sub-zone*". Mr White responded to the Council's position in his written summary of evidence at the hearing. It was his view that the wording of the Second Decision ("*some form of visitor accommodation sub-zone*") could equally apply to a Community Purpose - Camping Ground Zone. He proceeded with his evidence on the basis that it was within scope. Having considered the Council's legal submissions and Mr White's response, and reviewed the Second Decision of 2 August 2018, we agree with the Council that consideration of a Community Purpose - Camping Ground Zone for Lot 1 (and any evidence relating to this) is not within scope for this Panel. However, to the extent relevant, we have considered Mr White's evidence when evaluating the appropriateness of a VASZ over Lot 1.
313. As his evidence focussed primarily on supporting a Community Purpose - Camping Ground Zone for Lot 1, we were not able to derive a great deal of assistance from Mr White's evidence. In relation to a VASZ over Lot 1, Mr White agreed with Ms Devlin that this sub-zoning would not be appropriate for the site. Rather than continue to consider an obviously unsuitable VASZ for the site as part of Stage 2 of the PDP process, Mr White suggested it may be preferable to roll consideration of the submission over to Stage 3 (when Mr White anticipated a more appropriate Rural Visitor Zone may be notified).
314. Having considered the evidence of Mr White (in relation to the VASZ), the evidence of Mr and Mrs Burdon and the information they provided at the hearing, we do not find we have any basis to recommend accepting a VASZ over Lot 1.
315. The submitter has not shown how introducing VASZ provisions to a Rural Zone would fit within the overall strategic directions' chapters of the PDP. We do not have sufficient information for us to understand what actual and potential effects on the environment the rezoning would have and whether that was consistent with the overall objectives and policies of the PDP. We have little or no information regarding the potential site-specific effects of introducing a VASZ over the Lot 1 land, how they would be managed, and their consistency or otherwise with the strategic directions and Rural objectives and policies of the PDP. Mr White's planning evidence has specifically agreed with Ms Devlin that a VASZ would be obviously unsuitable for the site.
316. On that basis, we consider that applying a VASZ over this site would not be consistent with the principles and tests we have previously outlined and would not be the most appropriate way of achieving the objectives and policies of the PDP. We recommend that this aspect of the submission from Glen Dene Limited and Sarah Burdon be rejected.

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

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

19.1 Teece Irrevocable Trust No. 3 - Submission 2599

317. There has also been a somewhat complex submission history regarding this site. The submission from Teece Irrevocable Trust No. 3 (Teece) sought that a Rural Visitor Zone apply to this land, being an extension to the Rural Visitor Arcadia Zone in the ODP (with bespoke provisions applying). The Council sought to strike out this submission, on the grounds that it was not “on” Stage 2 of the PDP. The Council submitted that the site was zoned Rural in Stage 1 (which zoning was uncontested) and the Visitor Accommodation Variation does not provide an opportunity for submitters to seek rezoning (as opposed to application of a Visitor Accommodation Sub-zone) in Stage 2. As noted above, the Council had previously undertaken to “*receive and consider submissions in Stage 2, that ask for the Visitor Accommodation (Sub-Zone) to be applied over land that has not otherwise been notified in Stage 2 with the Visitor Accommodation Sub-Zone*”. In response, Teece Irrevocable Trust No. 3 noted that the submission would provide scope for the application of a site-specific Visitor Accommodation Sub-Zone (“VASZ”) on the submitter’s land,
318. The Council’s request to strike out this submission was considered by the Panel Chair. He decided to strike out those portions of the submission which seek to replace the Rural Zone with a visitor accommodation-specific zone (whether called Rural Visitor Zone or otherwise), but “*leave within the submission the ability to request a visitor accommodation sub-zone with the characteristics outlined in the submission*”. Accordingly, the scope before this Panel is to consider whether or not a VASZ should be applied to the land, as identified in the submission.
319. Ms Devlin evaluated the request for a VASZ in Section 3 of her Supplementary statement of evidence (dated 10 August 2018), recommending that the request be rejected. Due to a change in circumstances for Ms Devlin⁵³⁷, Ms Bowbyes took over advising the Panel in relation to this submission. Ms Bowbyes confirmed⁵³⁸ she agreed with and adopted Ms Devlin’s Supplementary evidence in relation to this submission. Where we refer to Ms Devlin’s evidence below, it is on the understanding that it is adopted by Ms Bowbyes. Ms Bowbyes also provided Rebuttal evidence on this matter as an Addendum to her Summary of Evidence⁵³⁹ presented to the Panel. The land subject to this submission is shown in Figure 2-11 below.

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

⁵³⁸ A Bowbyes, Rebuttal evidence, paragraphs 11.1-11.3

⁵³⁹ A Bowbyes, Rebuttal evidence, Addendum to her Summary of Evidence, 31 August 2018



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

320. The relevant aspect of the submission from Teece relates to an area of 278 ha in the Upper Dart Valley, at Paradise, some 15 km north of Glenorchy (in a direct line) and accessed from the Glenorchy-Paradise Road. The area adjoins the bed of the Dart River and Mount Aspiring National Park to its west, north and east. The land is zoned Rural on the Decisions Version of the Stage 1 PDP Planning Maps. The PDP maps identify the site as a being within an Outstanding Natural Landscape (ONL). There are no appeals on the zoning or ONL status of this land.
321. It became clear to us during the hearing that the submitter had narrowed the application of this aspect of its submission to two separate areas, within the overall 278 ha of its original submission. Teece sought a VASZ (referred to as the Upper Glenorchy Visitor Accommodation Sub-Zone (UGVASZ)) over Areas A & B shown on aerial photographs attached to the evidence of Ms Elizabeth Stewart⁵⁴⁰, a planner presenting evidence on behalf of this submitter. The legal submissions from Mr Gerard Cleary clarified⁵⁴¹ that the submitter did not seek a VASZ over all the 278 ha of its property. Area A (approximately 7500m²) was located to the west of the road, on pasture land closer to the Dart River. Area B (approximately 33 ha) was located to the east of the road within mature beech forest. In addition, Ms Stewart provided recommended rules for a UGVASZ, to be included within the Rural Zone (Chapter 21)⁵⁴². In evaluating this submission, we have proceeded on this basis.
322. As set out above in relation to the Glen Dene site, VA in the Rural Zone is listed as a discretionary activity in Rule 24.4.19⁵⁴³. Objectives and policies for the Rural Zone relevant to

⁵⁴⁰ E Stewart, EiC, Appendix B

⁵⁴¹ Legal submissions for Submission 2599, paragraph 1.5 & 1.7

⁵⁴² E Stewart, EiC, Appendix C

⁵⁴³ Decisions Version of the Stage 1 PDP

visitor accommodation were provided to us by Ms Bowbyes⁵⁴⁴. Neither Stage 1 or Stage 2 of the PDP, nor the notified visitor accommodation variation, include provision for VASZ within the Rural Zone. There were no VASZ in the Rural Zone identified on the notified Stage 2 PDP Planning Maps, and neither does the variation include Rural Zone objectives, policies or rules for managing activities within VASZ.

323. We have also set out in section 18.1 above, the evidence from Ms Bowbyes and Ms Devlin as to whether or not, or in what circumstances, a VASZ should be included as a method in rural zones. We have referred to paragraphs of a Minute issued by the Panel in May 2017⁵⁴⁵, which considered the question of whether a submitter could seek the application of a zone which was not one of the notified Stage 1 PDP zones. We agree the approach set out in those paragraphs is relevant to a submission seeking the introduction of a new zone or sub-zone, such as the introduction of a VASZ into a zone where is not anticipated by the notified variation.
324. In relation to the Teece submission, Ms Devlin considered⁵⁴⁶ the appropriateness of a VASZ in terms of the strategic directions of the PDP. She referred to Strategic Policy 3.3.1 which enables provision for the visitor industry within the Queenstown and Wanaka town centres and other urban areas and settlements. It was her opinion that this does not enable VASZ within the rural zones. Outside urban areas, Ms Devlin identified the policy direction in Strategic Policy 3.3.21, which recognises that tourism related activities seeking to locate in Rural Zones may be appropriate where these activities enhance the appreciation of landscapes, and on the basis that they would protect, maintain or enhance landscape quality, character and visual amenity values. She also referred to the strategic direction of the PDP in regard to ONL's (given the ONL location the Teece land). This requires the landscape and visual amenity values and natural character of ONLs to be protected from adverse effects of use and development that are more than minor and/or not temporary in duration. In the absence of any particular policy framework for VASZs in the Rural Zone, and with reference to this strategic direction, Ms Devlin concluded that including a VASZ in the Rural Zone, with the characteristics outlined in the submission, would be inconsistent with the objectives and policies of the PDP⁵⁴⁷.
325. Ms Devlin noted⁵⁴⁸ that all notified VASZ are included within urban residential zones, which provide for VA as a restricted discretionary activity within a VASZ, with listed matters of discretion. It was her opinion that the VASZ provisions are intended for urban residential zones, with the matters of discretion having greater relevance to urban environments, where noise and other potential adverse effects on neighbours can arise. As the Teece land is rural and remote, Ms Devlin considered that many of the matters of discretion would be of limited relevance. She considered⁵⁴⁹ that VA on the Teece land should remain as a discretionary activity, in accordance with the Rural Chapter. Ms Bowbyes⁵⁵⁰ confirmed that she concurred with Ms Devlin on this matter.

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

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

⁵⁴⁶ R Devlin, Supplementary evidence, paragraphs 3.12-3.15

⁵⁴⁷ R Devlin, Supplementary evidence, paragraphs 3.15

⁵⁴⁸ R Devlin, Supplementary evidence, paragraphs 3.5-3.6

⁵⁴⁹ R Devlin, Supplementary evidence, paragraph 3.16

⁵⁵⁰ A Bowbyes, Rebuttal evidence, Addendum to her Summary of Evidence, paragraph 11

326. Mr Cleary's legal submissions reminded⁵⁵¹ this Panel about findings from previous Panels on Stage 1 of the PDP, which have addressed the matter of VASZ in rural areas. He submitted that those findings are not binding on the present Panel, and that the expert evidence brought by Teece to this hearing is sufficient for this Panel to consider the appropriateness of the UGVASZ. It was Mr Cleary's submission⁵⁵² that methods such as VASZ can be included with the Rural Zone, subject to a thorough assessment against the statutory framework. Mr Cleary covered the relevant statutory framework for decisions on the PDP⁵⁵³, generally agreeing with those provided to us in Appendix A to the Council's opening legal submissions. In particular, he referred us⁵⁵⁴ to the section 32AA evaluation of the costs and benefits of the planning options for the Teece land (restricted discretionary or discretionary activity status for VA), attached to the evidence of Ms Stewart⁵⁵⁵. Mr Cleary summarised⁵⁵⁶ those aspects of the approach sought by Teece which make it more appropriate or better than falling back on the default discretionary activity status for VA in the Rural Zone, as follows:
- The identification of suitable locations for development (from the expert evidence of Mr Espie);
 - The express limits on development within these areas (in accordance with Ms Stewart's recommended rules for a UGVASZ);
 - The benefits of a restricted discretionary activity approach (from Ms Stewart's section 32AA evaluation); and
 - The ability of the Council to decline inappropriate applications.
327. The landscape evidence from Mr Espie described the existing landscape character of the area of the entire Teece holding (approximately 278 ha)⁵⁵⁷. He referred to the surrounding forest of Mount Aspiring National Park, the adjoining Dart River bed, and the farmed lands of Arcadia Station to the south. Most of the landholding itself is grazed pasture, with fencing but no buildings (Area A is located within the pasture area). Approximately 79 ha on the east side of the holding, to the east of the Glenorchy-Paradise Road, is in mature forest akin to the National Park (Area B is within this area). Mr Espie described the surrounding landscape of rugged mountains, native vegetation, and expansive gravel river bed. It was his opinion that the farmed valley floors are not as natural or as dramatic, and less striking, in appearance and have been much more modified than the mountain slopes. However, overall, he agreed that the landscape of the Teece holding, is undoubtedly an ONL.
328. Mr Espie evaluated the effects that development in Areas A & B may have, firstly on landscape character, and secondly on views and visual amenity. He considered the restrictions on maximum total footprint and height for built development in each area, from the rules proposed by Ms Stewart. However, he also had regard to the nature of the development he understood the landowner envisages for these areas, as well various assumptions he had made regarding the likely scale, location and design of any development, vegetation clearance, landscaping, access, parking and methods of construction. We return to our questions of Mr Espie on these assumptions later.

⁵⁵¹ Legal Submissions from G Cleary, Section 3

⁵⁵² Legal Submissions from G Cleary, paragraph 5.4

⁵⁵³ Legal Submissions from G Cleary, paragraphs 4.1-4.7

⁵⁵⁴ Legal Submissions from G Cleary, paragraph 4.10

⁵⁵⁵ E Stewart, EiC, Appendix H

⁵⁵⁶ Legal Submissions from G Cleary, paragraph 4.13

⁵⁵⁷ B Espie, EiC, paragraphs 5.1-5.5

329. On the basis of the rules and his understandings and assumptions, Mr Espie provided the following opinions in relation to effects on landscape character⁵⁵⁸:
- For Area A – a rural form of building (or small cluster of buildings) would be a new, relatively isolated, rural element surrounded by a large area of pasture, 2.5km north of the nearest other farm buildings and the northernmost building(s) before the national park begins. It would not be an unexpected element or incongruous in relation to rural settlement patterns. Relatively isolated instances of VA in the rural and ONL areas do not necessarily degrade landscape character. A lodge in Area A would be particularly well absorbed into existing landscape character, with open pasture, surrounding mountains and the broader ONL dominating landscape character.
 - Area B – small scale VA facilities, with minimal vegetation clearance (although still considerable) and an inconspicuous access track, while inconspicuous, would be a significant new instance of human occupation and modification in this forested area. This would decrease the natural character and increase modification, although the forest would continue to be the dominant and defining element of landscape character. In order to balance the loss of natural character, future development would need to include measures to enhance the long-term ecological health and value of the forested area.
330. Regarding effects on views and visual amenity, Mr Espie gave the following opinions in relation to road users, and users of the river and the national park⁵⁵⁹:
- Area A – visual effects are likely only to be relevant as experienced from the Glenorchy-Paradise Road (partially visible, relatively distant, peripheral and inconspicuous, and not entirely unexpected) and from the Dart River corridor (minimally visible, if at all). The type of development anticipated, in conjunction with the other PDP provisions for the UGVASZ, will ensure that visual effects are appropriate and development is reasonably difficult to see.
 - Area B – a small visitor facility could be entirely hidden from view from outside the site, apart from distant views from minimally accessible mountain locations. Visibility would be reasonably difficult. An access track is likely to be visible to road users, and particular care would be required as to the size and location of the access and construction access, so as to have minimal adverse visual effects.
331. The Panel questioned Mr Espie about the extent to which he had based his assessments on the various assumptions he had made about the nature and scale of development that might occur in the two areas. He responded that he had not just considered the submitter’s proposals, but had also taken into account the specific locations identified for the VASZ areas and the standards and matters of discretion set out in Ms Stewart’s evidence. He considered that a reasonably flexible range of developments could be appropriate for approval in the identified VASZ areas, and not just the current proposals of this submitter. However, he noted that the Council would need to carefully consider the relevant objectives and policies, and section 6 of the Act, in addition to the matters of discretion, in order to determine what proposals are appropriate or not.
332. The planning evidence from Ms Stewart provided:
- an assessment of the environmental effects of proposed development within the UGVASZ areas, in accordance with her proposed rules package⁵⁶⁰;

⁵⁵⁸ B Espie, EiC, paragraphs 5.6-5.21

⁵⁵⁹ B Espie, EiC, paragraphs 6.1-6.26

⁵⁶⁰ E Stewart, EiC, Section 6

- an assessment of the proposed sub-zone against the relevant PDP objectives and policies⁵⁶¹;
- a section 32 assessment as to whether the provisions in the submitter's proposal are the most appropriate way to achieve the PDP's objectives⁵⁶²;
- commentary on the five parameters set out in Ms Devlin's evidence for considering VASZ zoning requests⁵⁶³; and
- an evaluation of the proposed sub-zone in terms of Part 2 of the Act⁵⁶⁴.

333. Ms Stewart's assessment of environmental effects drew upon Mr Espie's assessments in terms of effects on landscape character and visual amenity. She provided her own assessment of traffic effects, although she acknowledged she was not a traffic engineer. Ms Stewart also relied upon two reports attached to her evidence⁵⁶⁵ – a hazard assessment from GeoConsulting Limited; and an infrastructure feasibility report from Civilised Limited. We note that, like Mr Espie, Ms Stewart made several assumptions about the nature of the VA development in Areas A & B, in order to estimate the number of vehicle movements per day. Similar assumptions have been made in the hazard and infrastructure reports. Based on these assessments, Ms Stewart concluded that the sub-zone locations are suitable for appropriately designed development, with the restricted discretionary activity status and assessment matters included in her recommended rules.

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

335. Mr Stewart's assessment against the relevant PDP objectives and policies concluded that including the proposed provisions for a UGVASZ in the Rural Zone would be entirely consistent with all of the PDP's objectives and policies⁵⁶⁶, including the Strategic Direction, and those for the Rural Zone, ONL's and indigenous biodiversity. She summarised the overall thrust of the relevant objective and policy framework as being to provide for rural diversification, including VA, in locations and in a manner which protects, maintains, and enhances landscape quality and character, rural amenity and natural resource values. Development in ONL's is generally only appropriate where the landscape can absorb change and the development is reasonably difficult to see beyond the site boundary. The significant socio-economic benefits of well designed and appropriately located visitor industry facilities and services are to be realised across the District. From her evidence and her answers to our questions, we have concluded that Ms Stewart's assessment against these PDP provisions was strongly based on two concepts - her understanding from Mr Espie's evidence that development would be restricted to only those parts of the Teece land which can 'absorb' the development provided for in the UGVASZ; and her expectation that the restricted discretionary activity process would ensure that only appropriate development, that is consistent with the specific requirements of

⁵⁶¹ E Stewart, EiC, Section 7 & Appendix G

⁵⁶² E Stewart, EiC, Section 7 & Appendix H

⁵⁶³ E Stewart, EiC, Section 9.1

⁵⁶⁴ E Stewart, EiC, Section 8

⁵⁶⁵ E Stewart, EiC, Appendices E & F

⁵⁶⁶ E Stewart, EiC, paragraphs 7.5-7.9

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

336. Ms Stewart assessed the costs, benefits, efficiency and effectiveness of two options for managing VA development on the Teece land – the submitter’s proposed UGVASZ and its associated restricted discretionary activity status for VA; and discretionary activity status for VA in the Rural Zone as provided for in the Decision Version of the PDP. She concludes that both options would implement the PDP objectives and policies, but the UGVASZ is ‘better’ because:
- It provides a more enabling consenting framework that facilitates the delivery of well-designed and appropriately located VA, better implementing Objective 3.2.1.1;
 - It provides enhanced public access to the natural environment, including within an ONL setting;
 - It would enable the continuation of low intensity pastoral farming by providing another source of income for the property, which is not otherwise economically viable for low intensity farming; and
 - It better provides for indigenous biodiversity protection and regeneration of the remaining beech forest areas.
337. Ms Stewart rightly acknowledged that some of these outcomes may be achievable through a discretionary activity consent for VA in the Rural Zone, however, it was her opinion that the higher consenting costs and uncertainty associated with this consenting pathway may well discourage any such future application. Ms Stewart stressed the main differences between the two options were the higher costs, uncertainty, and less ‘guaranteed’ benefits from discretionary activity consent processes, compared with restricted discretionary proposed within the UGVASZ, although she acknowledged that discretionary activity status would retain more control over the management of effects in an ONL. In answer to the Panel’s questions, Ms Stewart added that a restricted discretionary activity application would have a narrower focus than for a discretionary activity; and that her recommended sub-zone provisions would preclude limited or public notification. She said that she considered the restricted discretionary activity pathway, within an identified VASZ as being an easier, somewhat predetermined ‘road’ for a VA proposal.
338. Ms Stewart rightly noted that the parameters in Ms Devlin’s evidence, for considering VASZ zoning requests, are to be applied in residential zones and are not directly applicable to the Teece submission. However, she noted that Area A & B are not very small sub-zones, and although there is no existing VA development on the sites, parameter (d) identifies that new areas of sub-zone can be applied to large areas in appropriate locations, whether developed or not.
339. In terms of Part 2 of the Act, the most relevant matters to us appear to be sections 6(a), 6(b) and 7(c). For sections 6(b) and 7(c), Ms Stewart relied on Mr Espie to conclude that development will be reasonably difficult to see and will not inappropriately affect visual amenity or landscape character.
340. Ms Bowbyes provided rebuttal evidence to the evidence of Ms Stewart. Ms Bowbyes was critical⁵⁶⁷ of the extensive list of assessment matters proposed by Ms Stewart for VA as a restricted discretionary activity in the UGVASZ. Ms Bowbyes considered this level of detail indicates that such a regime is not suitable. In answer to the Panel’s questions at the hearing,

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

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

341. Ms Bowbyes also noted that the matters of assessment do not contain sufficient detail about how landscape character and visual amenity would be addressed. We note Ms Stewart stated⁵⁶⁸ that the assessment matters have been limited to matters of design detail (with effects on an ONL not included), on the basis that the locations have been established as being suitable for appropriately designed development.
342. Ms Bowbyes also addressed⁵⁶⁹ the matter of non-notification of resource consent applications for VA within the UGVASZ, as recommended by Ms Stewart. Ms Bowbyes considered that precluding notification of a VA, on the scale that could be anticipated by the application of a VASZ over this site (278 ha), would be contrary to the PDP framework. She referred to Policy 6.3.12 of Chapter 6 (Landscapes) of the Decisions Version of the PDP, under which development is considered inappropriate in almost all locations in ONL apart from exceptional cases; and that non-notification within the Rural Zone is only provided for specified controlled activities. We note Ms Bowbyes' rebuttal evidence referred to VA across the whole 278 ha of the Teece landholding, but in answer to the Panel's questions at the hearing, she reiterated her opinion that there should be opportunity for notification.
343. We now turn to our evaluation of this matter. We agree with Mr Cleary that the findings of previous Panels in relation to VASZ in other rural zones are not binding on this Panel, as they were based on different circumstances and different evidence before those Panels. We accept Mr Cleary's submission that methods such as VASZ can be included within the Rural Zone, subject to us being satisfied on the evidence that they are appropriate. We have set out above, in relation to the Glen Dene site, paragraphs of a Minute issued by the Panel in May 2017⁵⁷⁰, which considered the question of whether a submitter could seek the application of a zone which was not one of the notified Stage 1 PDP zones. We consider the approach set out in those paragraphs is relevant to any submission seeking the introduction of a new zone or sub-zone, such as the introduction of a VASZ into a zone where is not anticipated by the notified variation.
344. Accordingly, we have approached our consideration of the Teece submission on this basis. We agree that we should not 'rule out' the submitter's UGVASZ approach for Rural Zone. However, we need to be satisfied on the evidence presented to us that the proposed method is the most appropriate to give effect to and implement the strategic directions, the rural objectives and policies and those relating to ONL. As part of this consideration, the Panel needs to be able to understand what actual and potential effects on the environment the rezoning would have and whether that would be consistent with the overall objectives and policies of the PDP. We have before us the evidence from the Ms Stewart and Mr Espie, as well as that from the Council, and Ms Stewart's evaluations of the UGVASZ proposal in terms of the relevant PDP objectives and policies, and section 32AA, which we will now consider.

⁵⁶⁸ E Stewart, EiC, paragraphs 6.4 & 7.14

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

⁵⁷⁰ Minute concerning Submissions seeking Rezoning to an ODP Zone, 27 May 2018

345. Firstly, we considered the adequacy of the evidence, combined with the proposed UGVASZ provisions, to enable us to understand what actual and potential effects on the environment the rezoning would have, and whether they would be effectively managed.
346. As we noted above, Mr Espie and Ms Stewart needed to make a large number of assumptions regarding the nature, scale, location and design of any development, vegetation clearance, landscaping, access, parking and methods of construction, in order to assess the likely effects on the environment of development within Areas A and B of the UGVASZ. Areas A and B are 7500m² and approximately 33 ha, respectively. In our view, these are not small areas to be covered by VASZs. Within these areas, our understanding is that the UGVASZ provisions would provide for a residential unit (with associated buildings) in Area A and visitor accommodation in Areas A and B, all as restricted discretionary activities. The restrictions on the nature and scale of these activities are limited to a maximum height of 5.5m, and maximum total building footprints for all development of 2000m² in Areas A and 4000m² in Area B. Beyond those limitations, any control over other aspects of the development, in order to avoid or mitigate adverse effects, would need to be achieved through the restricted discretionary activity process.
347. We are very unclear as to the extent of potential adverse effects on the environment from development in Areas A and B. The evidence focussed on possible scenarios, based on the development anticipated by the current landowners, and assumptions by Mr Espie and Ms Stewart about the nature and scale of development they consider is likely in each of the areas. In addition, we did not receive expert evidence before us regarding traffic effects, geotechnical and flooding hazards, infrastructure and servicing. We do not consider that Ms Stewart has expertise in these matters, and we do not accept her evidence as being expert evidence on these matters. We have been left with the statements from Ms Stewart and Ms Espie that any potential effects on the environment, that are currently unclear, will be adequately addressed through future restricted discretionary activity applications. We do not find this to be sufficient for us to understand the potential effects on the environment of the rezoning.
348. We have a particular concern regarding the use of restricted discretionary activity status to manage broad issues relating to effects of activities on the environment within specifically identified, discrete sub-zones. This is especially of concern in a location that is an ONL, adjoins the margin of a significant river, borders a national park, and where there is currently little human modification.
349. We agree with Ms Stewart that restricted discretionary activity provides a generally enabling consenting framework, that facilitates the delivery of VA within the sub-zone. Where a VASZ has been specifically identified on the planning maps, we consider this gives a positive statement of direction in favour of the activity of VA being generally appropriate in that location. The role of the restricted discretionary activity process is then to determine whether any particular proposal (its nature, scale and design) is appropriate for the affected environment, and its specific effects appropriately avoided, remedied or mitigated. This is our understanding of how the VASZ method has been designed to operate in the residential areas, where the policies for VA are to *“Provide for visitor accommodation ... in the VASZs that are appropriate for the ... residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated”*. We consider it would be very difficult to argue at the consent stage that VA is not appropriate within a specifically identified VASZ. We are not satisfied that we have sufficient information to determine that the effects of VA will be generally appropriate within Areas A and B. Accordingly, we do not consider the restricted

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

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

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

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

354. Several submitters commented on the provision for VA, RVA and homestays in Wanaka. Submitters pointed out⁵⁷¹ that there are relatively few hotels and motels in Wanaka and Hāwea, and there is a lack of HDRZ land in Wanaka compared with Queenstown. Ben Acland⁵⁷² sought that an increased area of VASZ is provided close to Wanaka Town Centre, in order to assist with providing for visitor growth. Ms Bowbyes agreed with these comments, stating⁵⁷³ that it can be seen from the Planning Maps that Wanaka does have relatively few VASZs, and, compared to Queenstown, she identified⁵⁷⁴ that Wanaka proportionally has only a small amount of land zoned HDRZ (shown in its entirety on Planning Map 21). In the Wanaka context, the MDRZ serves a similar function to the HDRZ in Queenstown by transitioning the intensity of development away from the town centre zone. The largest ‘pocket’ of MDRZ in Wanaka is located within walking distance of the town centre (all shown on Planning Map 21).
355. On the basis of these submissions, Ms Bowbyes stated her view that there is a case for a less restrictive regime for RVA in the Wanaka MDRZ land near the town centre⁵⁷⁵. She recommended⁵⁷⁶ that the submissions seeking provision for a greater number of nights for RVA in the Wanaka MDRZ be accepted in part (only for the MDRZ shown on Planning Map 21). We have accepted Ms Bowbyes’ recommendation on this matter earlier in this Report.
356. Ms Devlin also addressed⁵⁷⁷ the submission from Ben Acland that more land in Wanaka be zoned for high density and for VA, and that the VASZ be expanded with a new VASZ created within walking distance of the town centre. Ms Devlin agreed VASZs are a useful planning tool to contribute opportunities for VA, whilst ensuring that residential zones remain predominantly for residential purposes. She also agreed that there may be an opportunity to extend the VASZ over some of the Wanaka MDRZ within walking distance of the town centre, given that this zone does not anticipate VA but there is established VA development in this area. She noted there are 3 notified VASZ in this area, with a submission seeking a small extension. However, Ms Devlin did not consider that she had sufficient detailed analysis or evidence to determine where an extension could be appropriately located across the Wanaka MDRZ. On that basis, she recommended this submission be rejected.
357. Whilst we have accepted the recommendation from Ms Bowbyes, we note that the submitters also referred to a lack of hotels, motels and VA generally in Wanaka, which would not be provided for through less restrictive provisions for RVA. The HDRZ and VASZ (in the LDSRZ and MDRZ) provide for VA as restricted discretionary activities. These are important locations where VA is anticipated, and the methods are intended to provide for VA at appropriate locations, scale and intensity in order to meet the District’s needs for VA. We agree with the submitters and the evidence of Ms Bowbyes and Ms Devlin, that there is only limited provision for VA through these methods in Wanaka.

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

⁵⁷² Submitter 2219

⁵⁷³ A Bowbyes, EiC, paragraph 9.113

⁵⁷⁴ A Bowbyes, EiC, paragraph 9.119

⁵⁷⁵ A Bowbyes, EiC, paragraph 9.119

⁵⁷⁶ A Bowbyes, EiC, paragraph 9.122

⁵⁷⁷ R Devlin, EiC, Section 13

358. On the basis of this evidence, the Panel asked⁵⁷⁸ the Council to advise regarding the scope within the submissions for consideration of extensions of VASZ over the MDRZ around town centres. Ms Bowbyes provided her response in her Reply evidence⁵⁷⁹ stating that Mr Acland's submission does submit generally that there should be ..."*...more area zoned for [...] accommodation*" and more specifically that ... "*...there needs to be an expansion of Accommodation Sub-Zones*. She noted that his submission focussed on Wanaka only. It was Ms Bowbyes' view that Mr Acland's submission⁵⁸⁰ would provide scope for consideration of a less restrictive regime for VA within the MDRZ around the Wanaka Town Centre, and the VASZ is a method that could be applied to achieve that outcome. In addition, she noted that the submission of Fiskin & Associates⁵⁸¹ seeks that the MDRZ objectives, policies and rules are amended to be more enabling of VA, which provides similar scope to the submission from Mr Acland for all areas zoned MDRZ.
359. We acknowledge the issue raised by these submitters and are grateful for the attention given to them by Ms Bowbyes and Ms Devlin. We agree with the submitters, and with Ms Bowbyes and Ms Devlin, that the limited provision for HDRZ and VASZ (in the MDRZ) around the Wanaka Town Centre restricts the opportunities available for VA in appropriate locations. We noted during our site visits that there is currently VA located throughout parts of the MDRZ that has not been notified as VASZ, and where we have not received submissions. This will limit the ongoing redevelopment or expansion of these visitor facilities. Given the expectations for ongoing growth of the visitor industry and its significant socioeconomic benefits for the District, we accept the concerns expressed by the submitters that the PDP does not appear to have planned ahead for the needs of the visitor industry by providing for VA in appropriate locations in Wanaka. We agree that MDRZ within walking distance of the Wanaka Town Centre would be an appropriate location to consider additional provision for VA, in a manner that is consistent with the Strategic Directions of the PDP.
360. We accept the evidence from Ms Bowbyes that we technically have the scope through Mr Acland's submission to apply additional areas of VASZ across the central Wanaka MDRZ, we agree with Ms Devlin that we do not have any detailed analysis or evidence to determine where an extension could be appropriately located across this area. In addition, we consider that the residents and landowners in this area may well not have been sufficiently aware from reading the submissions (even if they had done so) that those from Mr Acland and Fiskin would have led to areas of VASZ throughout the central Wanaka MDRZ. If we were to recommend additional areas of VASZ on the basis of those submissions, we consider that affected people's rights to be involved in the process would be seriously undermined. As a result, we consider we must accept the recommendation of Ms Devlin and recommend that these submissions be rejected.
361. However, we suggest this is a matter the Council should continue to investigate, with a view to identifying future requirements for VA to accommodate visitor growth, and appropriate locations and methods to make adequate provision for Wanaka's needs into the future, including by applying additional areas of VA in the MDRZ around the Town Centre.

⁵⁷⁸ Minute of 29 September 2018

⁵⁷⁹ A Bowbyes, Reply evidence, paragraphs 3.12-3.16

⁵⁸⁰ Submission 2220

⁵⁸¹ Submission 2372

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

21.1 SJE Shotover Limited - Submission 2617

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



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

363. No further submissions were received in opposition and Ms Devlin recommended⁵⁸² that the submission be accepted. We accept Ms Devlin's evidence and recommend that a VASZ be applied over this site.

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

⁵⁸² R Devlin, EiC, Section 18

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



Figure 2-13 Recommended amendment to Planning Map 39a

22. OVERALL RECOMMENDATION

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

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

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

For the Hearing Panel



Denis Nugent, Chair
Dated: 11 January 2019

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

Visitor Accommodation Variations

Key:

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

Variation to Stage 1 PDP Chapter 2 - Definitions:

<p><u>Residential Visitor Accommodation</u></p>	<p>Means the use of a residential unit including a residential flat by paying guests where the length of stay by any guest is less than 90 nights.</p> <p><u>Excludes: Visitor Accommodation and Homestays.</u></p> <p><u>Note:</u></p> <p><u>Additional requirements of the Building Act 2004 may apply.</u></p>
<p>Homestay</p>	<p>Means a residential activity where an occupied the use of a residential unit or including a residential flat is also used by paying guests (where the length of stay by any guest is less than 90 nights) at the same time that either the residential unit or the residential flat is occupied by residents for use as a Residential Activity. Includes bed & breakfasts and farm-stays.</p> <p><u>Excludes: Residential Visitor Accommodation and Visitor Accommodation.</u></p> <p><u>Note:</u></p> <p><u>Additional requirements of the Building Act 2004 may apply.</u></p>
<p>Registered Holiday Home</p>	<p>Means a stand alone or duplex residential unit which has been registered with the Council as a Registered Holiday Home. For the purpose of this definition:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A stand alone residential unit shall mean a residential unit contained wholly within a site and not connected to any other building; <input type="checkbox"/> A duplex residential unit shall mean a residential unit which is attached to another residential unit by way of a common or party wall, provided the total number of residential units attached in the group of buildings does not exceed two residential units; <input type="checkbox"/> Where the residential unit contains a residential flat, the registration as a Registered Holiday Home shall apply to either the letting of the residential unit or the residential flat but not to both. <input type="checkbox"/> Excludes the non-commercial use of a residential unit by other people (for example making a home available to family and/or friends at no charge).
<p>Registered Homestay</p>	<p>Means a Homestay used by up to 5 paying guests which has been registered with the Council as a Registered Homestay.</p> <p><u>Advice Note:</u></p> <p>(i) A formal application must be made to the Council for a property to become a Registered Homestay.</p>

<p>Visitor Accommodation</p>	<p>Means the use of land or buildings for short term, fee paying, living accommodation to provide accommodation for paying guests where the length of stay for any visitor/guest is less than 3 months<u>90 nights</u>; and</p> <p>a. Includes such accommodation as camping grounds, motor parks, hotels, motels, boarding houses, guest houses, backpackers' accommodation, bunkhouses, tourist houses, lodges, timeshares, and managed apartments <u>homestays</u>, and the commercial letting of a residential unit; and</p> <p>b. May <u>Includes some centralised services or facilities that are directly associated with, and ancillary to, the visitor accommodation, such as food preparation, dining and sanitary facilities, conference, bar, and recreational facilities and others of a similar nature if such facilities are associated with the visitor accommodation activity. The primary role of these facilities is to service the overnight guests of the accommodation however they can be used by persons not staying overnight on the site.</u></p> <p>iii. <u>Includes onsite staff accommodation.</u></p> <p>iv. <u>Excludes Residential Visitor Accommodation and Homestays.</u></p> <p>For the purpose of this definition:</p> <p>a. The commercial letting of a residential unit in (i) excludes:</p> <ul style="list-style-type: none"> • A single annual let for one or two nights. • Homestay accommodation for up to 5 guests in a Registered Homestay. • Accommodation for one household of visitors (meaning a group which functions as one household) for a minimum stay of 3 consecutive nights up to a maximum (ie: single let or cumulative multiple lets) of 90 nights per calendar year as a Registered Holiday Home. <p>(Refer to respective definitions).</p> <p>b. “Commercial letting” means fee paying letting and includes the advertising for that purpose of any land or buildings.</p> <p>c. Where the provisions above are otherwise altered by Zone Rules, the Zone Rules shall apply.</p>
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Residential Activity	<p>Means the use of land and buildings by people for the purpose of permanent residential accommodation, including all associated accessory buildings, recreational activities and the keeping of domestic livestock. For the purposes of this definition, residential activity shall include Community Housing, emergency, refuge accommodation and the non-commercial use of holiday homes. Excludes visitor accommodation, <u>residential visitor accommodation and homestays.</u></p>
Commercial Activity	<p>Means the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment and services, and includes shops, postal services, markets, showrooms, restaurants, takeaway food bars, professional, commercial and administrative offices, service stations, motor vehicle sales, the sale of liquor and associated parking areas. Excludes recreational, community and service activities, home occupations, visitor accommodation, registered holiday homes <u>residential visitor accommodation and registered homestays-homestays.</u></p>
Activity Sensitive to Aircraft Noise (ASAN)/ Activity Sensitive to Road Noise	<p>Means any residential activity, visitor accommodation activity, <u>residential visitor accommodation activity, homestay activity,</u> community activity and day care facility activity as defined in the District Plan including any outdoor spaces associated with any education activity, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices.</p>

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

7 Lower Density Suburban Residential

7.1 Zone Purpose

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

Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones shown on planning maps, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District's needs. The sub-zones are located in residential areas, and applications for visitor accommodation activities and associated development must address matters that impact on residential amenity, including character, traffic and noise effects. Visitor accommodation located outside of the Visitor Accommodation Sub-Zones is restricted.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis is restricted where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled where the predominant residential character of the environment is retained and the residential amenity values of nearby residents are maintained.

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

7.2 Objectives and Policies

7.2.8 Objective - Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.

Policies

7.2.8.1 Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones that are appropriate for the low density residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.

7.2.8.2 Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character.

7.2.8.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

7.2.8.4 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing.

7.2.8.5 Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects of the activities that differentiate them from residential activities.

7.3 Other Provisions and Rules

7.3.2 Interpreting and Applying the Rules

Renumber 7.3.2.6 as 7.3.2.7

Insert 7.3.2.6 References to the Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Lower Density Suburban Residential Zone.

7.4 Rules - Activities

	Activities located in the Lower Density Suburban Residential Zone	Activity status
7.4.4	<u>Homestays</u>	<u>P</u>
7.4.5	<p><u>Residential Visitor Accommodation</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> a. <u>The scale of the activity, including the number of guests on site per night;</u> b. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> c. <u>The location, provision, use and screening of parking and access;</u> d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> e. <u>Health and safety provisions in relation to guests;</u> f. <u>Guest management and complaints procedures;</u> g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u> 	<u>C</u>
7.4.5A	<p><u>Visitor Accommodation in the Visitor Accommodation Sub- Zone</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>Parking and access;</u> c. <u>Landscaping;</u> d. <u>Noise generation and methods of mitigation;</u> e. <u>Hours of operation, including in respect of ancillary activities; and</u> f. <u>The external appearance of buildings.</u> 	<u>RD</u>
7.4.13	<u>Visitor Accommodation not otherwise identified</u>	<u>NC</u>

7.4 Rules - Standards

Standards for activities in the Lower Density Suburban Residential Zone	Non- compliance status

<p>7.5.18</p>	<p><u>Residential Visitor Accommodation</u></p> <p><u>7.5.18.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p><u>7.5.18.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>7.5.18.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 7.5.18.1 to 7.5.18.3.</u></p>	<p><u>Sites within the Visitor Accommodation Sub-Zone:</u></p> <p style="text-align: center;"><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>a. The location, nature and scale of activities;</u> <u>b. The location, provision, use and screening of parking and access;</u> <u>c. The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling;</u> <u>d. The compliance of the residential unit with the Building Code as at the date of the consent;</u> <u>e. Health and safety provisions in relation to guests;</u> <u>f. Guest management and complaints procedures;</u> <u>g. The keeping of records of RVA use, and availability of records for Council inspection; and</u> <u>h. Monitoring requirements, including imposition of an annual monitoring charge.</u> <p style="text-align: center;"><u>All other sites:</u></p> <p><u>Standard 7.5.18.1:</u> <u>91-180 nights RD</u> <u>>180 nights NC</u></p> <p><u>All other Standards:</u> <u>NC</u></p> <p><u>For RD non-compliance with Standard 7.5.18.1 discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>i. The nature of the surrounding residential context, including its residential amenity values, cohesion and character, and the effects of the activity on the neighbourhood;</u> <u>j. The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u> <u>k. The scale and frequency of the activity, including the number of guests on site per night;</u>
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		<ul style="list-style-type: none"> l. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> m. <u>The location, provision, use and screening of parking and access;</u> n. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> o. <u>Health and safety provisions in relation to guests;</u> p. <u>Guest management and complaints procedures;</u> q. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> r. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
<p><u>7.5.19</u></p>	<p><u>Homestay</u></p> <p><u>7.5.19.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>7.5.19.2 Must comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p><u>7.5.19.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>7.5.19.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>7.5.19.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 7.5.19.1 to 7.5.19.5.</u></p>	<p><u>Standards 7.5.19.1 and 7.5.19.2: RD</u></p> <p><u>All other Standards: NC</u></p> <p><u>For non-compliance with Standards 7.5.19.1 and 17.5.19.2 discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</u> b. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u> c. <u>The scale and frequency of the activity, including the number of nights per year;</u> d. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> e. <u>The location, provision, use and screening of parking and access;</u> f. <u>The keeping of records of Homestay use, and availability</u>

		<p><u>of records for Council inspection; and</u></p> <p>g. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
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7.5 Rules - Non-Notification of Applications

7.6.1.2 Visitor Accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones

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

8 Medium Density Residential

8.1 Zone Purpose

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

Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones shown on planning maps, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District’s needs, and in the Wanaka Town Centre Transition Overlay. The sub-zones are located in residential areas, and applications for visitor accommodation activities and associated development must address matters that impact on residential amenity, including character, traffic and noise effects.

Visitor accommodation located outside of the Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay is restricted, although residential visitor accommodation is provided for in proximity to the Wanaka town centre.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis is restricted, where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled, where the predominant residential character of the environment is retained and the residential values amenity of nearby residents are maintained.

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

8.2 Objectives and Policies

8.2.11 Objective - Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.

Policies

8.2.11.1 Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay Sub-Zones, and for residential visitor accommodation in proximity to the Wanaka town centre, that are appropriate for the medium density residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.

8.2.11.2 Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones and the Wanaka Town Centre Transition Overlay to ensure that the zone maintains a residential character.

8.2.11.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

8.2.11.4 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing.

8.2.11.5 Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and

those effects that differentiate them from residential activities.

8.3 Other Provisions and Rules

8.3.2 Interpreting and Applying the Rules

Renumber 8.3.2.8 as 8.3.2.9

Insert 8.3.2.8 References to Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Medium Density Residential Zone.

8.4 Rules - Activities

	Activities located in the Medium Density Residential Zone	Activity status
8.4.7	<u>Homestays</u>	<u>P</u>
8.4.7A	<p><u>Residential Visitor Accommodation</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> a. <u>The scale of the activity, including the number of guests on site per night;</u> b. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> c. <u>The location, provision, use and screening of parking and access;</u> d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> e. <u>Health and safety provisions in relation to guests;</u> f. <u>Guest management and complaints procedures;</u> g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u> 	<u>C</u>
8.4.11	<p><u>Visitor Accommodation in the Visitor Accommodation Sub-Zone and Wanaka Town Centre Transition Overlay</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>Parking and access;</u> c. <u>Landscaping;</u> d. <u>Noise generation and methods of mitigation;</u> e. <u>Hours of operation, including in respect of ancillary activities;</u> f. <u>The external appearance of buildings; and</u> g. <u>Infrastructure, servicing and capacity.</u> 	<u>RD</u>

8.4.17	<u>Visitor Accommodation not otherwise identified</u>	NC
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8.5 Rules - Standards

	Standards for activities located in the Medium Density Residential Zone	Non- compliance status
8.5.17	<p><u>Residential Visitor Accommodation</u></p> <p>8.5.17.1 <u>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p>8.5.17.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>8.5.17.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 8.5.17.1 to 8.5.17.3.</u></p>	<p><u>Sites within the Visitor Accommodation Sub-Zone & the MDRZ on Map 21:</u></p> <p style="text-align: center;"><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>a. The location, nature and scale of activities;</u> <u>b. The location, provision, use and screening of parking and access;</u> <u>c. The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling.</u> <u>d. The compliance of the residential unit with the Building Code as at the date of the consent;</u> <u>e. Health and safety provisions in relation to guests;</u> <u>f. Guest management and complaints procedures;</u> <u>g. The keeping of records of RVA use, and availability of records for Council inspection; and</u> <u>h. Monitoring requirements, including imposition of an annual monitoring charge.</u> <p style="text-align: center;"><u>All other sites:</u></p> <p><u>Standard 8.5.17.1:</u> <u>91-180 nights...RD</u> <u>>180 nights...NC</u></p> <p><u>All other Standards:</u> <u>NC</u></p> <p><u>For RD non-compliance with Standard 8.5.17.1 discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>i. The nature of the surrounding residential context, including its residential amenity values and character, and the effects of</u>

		<p><u>the activity on the neighbourhood;</u></p> <p>j. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u></p> <p>k. <u>The scale and frequency of the activity, including the number of nights per year;</u></p> <p>l. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></p> <p>m. <u>The location, provision, use and screening of parking and access;</u></p> <p>n. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></p> <p>o. <u>Health and safety provisions in relation to guests;</u></p> <p>p. <u>Guest management and complaints procedures;</u></p> <p>q. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></p> <p>r. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
8.5.18	<p><u>Homestay</u></p> <p>8.5.18.1 <u>Must not exceed 5 paying guests on a site per night.</u></p> <p>8.5.18.2 <u>Must comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p>8.5.18.3 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>8.5.18.4 <u>The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p>8.5.18.5 <u>Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 8.5.18.1</u></p>	<p><u>Standards 8.5.18.1 and 8.5.18.2:</u> <u>RD</u></p> <p><u>All other Standards:</u> <u>NC</u></p> <p><u>For non-compliance with Standards 8.5.18.1 and 8.5.18.2 discretion is restricted to</u></p> <p>a. <u>The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</u></p> <p>b. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u></p> <p>c. <u>The scale and frequency of the activity, including the number of</u></p>

	<p><u>to 8.5.18.5.</u></p>	<p><u>nights per year;</u></p> <p>d. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></p> <p>e. <u>The location, provision, use and screening of parking and access;</u></p> <p>f. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></p> <p>g. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
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8.6 Rules - Non-Notification of Applications

8.6.1.2 Visitor Accommodation and residential visitor accommodation within the Visitor Accommodation Sub-Zone and Wanaka Town Centre Transition Overlay.

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

9 High Density Residential

9.2 Zone Purpose

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

Visitor accommodation, residential visitor accommodation and homestays are anticipated and enabled in this zone, which is located near the town centres, to respond to projected growth in visitor numbers, provided that adverse effects on the residential amenity values of nearby residents is avoided, remedied or mitigated.

9.3 Objectives and Policies

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

Policies

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

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

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

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

9.4 Rules - Activities

	Activities located in the High Density Residential Zone	Activity status
9.4.4	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>
9.4.6	<p><u>Visitor Accommodation</u> including licensed premises within a visitor accommodation development</p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>Parking and access;</u> c. <u>Landscaping;</u> d. <u>Noise;</u> e. <u>Hours of operation, including in respect of ancillary activities; and</u> f. <u>The external appearance of buildings.</u> 	<u>RD</u>

9.5 Rules – Standards

	Standards for activities located in the High Density Residential Zone	Non- compliance status
9.5.14	<p><u>Residential Visitor Accommodation</u></p> <p><u>9.5.14.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p><u>9.5.14.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>9.5.14.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>9.5.14.4 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p><u>9.5.14.5 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>9.5.14.6 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 9.5.14.1 to 9.5.14.5.</u></p>	<p>RD</p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>The location, nature and scale of activities;</u> <u>The location, provision, and screening of parking and access;</u> <u>The management of noise, rubbish and outdoor activities;</u> <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> <u>Health and safety provisions in relation to guests;</u> <u>Guest management and complaints procedures;</u> <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
9.5.15	<p><u>Homestay</u></p> <p><u>9.5.15.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>9.5.15.2 Must comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p><u>9.5.15.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>9.5.15.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>9.5.15.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a</u></p>	<p>RD</p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>The location, nature and scale of activities;</u> <u>The location, provision, and screening of parking and access;</u> <u>The management of noise, rubbish and outdoor activities;</u> <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u>

	<p><u>form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 9.5.15.1 to 9.5.15.5.</u></p>	<p>e. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
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9.6 Rules – Non-Notification of Applications

9.6.2.3 Visitor accommodation and residential visitor accommodation

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

10 ARROWTOWN RESIDENTIAL HISTORIC MANAGEMENT ZONE

10.2 Zone Purpose

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

Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones shown on planning maps, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District's needs, and in the Arrowtown Town Centre Transition Overlay. The sub-zones are located in residential areas, and applications for visitor accommodation activities and associated development must address matters that impact on residential amenity, including character, traffic and noise effects.

Visitor accommodation outside of the Arrowtown Town Centre Transition Overlay and the Visitor Accommodation Sub-Zone is restricted.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis, is restricted, where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled, where the predominant residential character of the environment is retained and the residential amenity values of nearby residents is maintained.

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

10.3 Objectives and Policies

10.3.5 Objective –Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.

Policies

10.3.5.1 Provide for visitor accommodation and residential visitor accommodation that is appropriate for the low density residential environment in the Arrowtown Town Centre Transition Overlay and the Visitor Accommodation Sub-Zone.

10.3.5.2 Restrict the establishment of visitor accommodation in locations outside the Arrowtown Town Centre Transition Overlay and the Visitor Accommodation Sub-Zone to ensure that the zone maintains a residential character.

10.2.7.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

10.2.7.4 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing.

10.2.7.5 Manage the effects of residential visitor accommodation and homestays outside the

Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects of the activities that differentiate them from residential activities.

10.4 Other Provisions and Rules

10.3.2 Interpreting and Applying the Rules

Renumber 10.3.2.5 as 10.3.2.6

Insert 10.3.2.5 References to the Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Arrowtown Residential Historic Management Zone.

10.5 Rules – Activities

Table 1	Activities located in the Arrowtown Residential Historic Management Zone	Activity status
<u>10.4.5</u>	<u>Homestays</u>	<u>P</u>
<u>10.4.5A</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> a. <u>The scale of the activity, including the number of guests on site per night;</u> b. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> c. <u>The location, provision, use and screening of parking and access;</u> d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> e. <u>Health and safety provisions in relation to guests;</u> f. <u>Guest management and complaints procedures;</u> g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u> 	<u>C</u>

<p><u>10.4.7</u></p>	<p><u>Visitor Accommodation in the Arrowtown Town Centre Transition Overlay and the Visitor Accommodation Sub-Zone</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>Parking and access;</u> c. <u>Landscaping;</u> d. <u>Noise generation and methods of mitigation;</u> e. <u>Hours of operation, including in respect of ancillary activities; and</u> f. <u>The external appearance of buildings.</u> 	<p><u>RD</u></p>
<p><u>10.4.11</u></p>	<p><u>Visitor Accommodation not otherwise identified</u></p>	<p><u>NC</u></p>

10.6 Rules – Standards

Table 2	Standards for Activities: Arrowtown Residential Historic Management Zone	Non- compliance status
<p><u>10.5.9</u></p>	<p><u>Residential Visitor Accommodation</u></p> <p>10.5.9.1 <u>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p>10.5.9.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>10.5.9.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 10.5.9.1 to 10.5.9.3.</u></p>	<p><u>Sites within the Visitor Accommodation Sub-Zone and/or Town Centre Transition Overlay:</u></p> <p><u>RD*</u></p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>a. The location, nature and scale of activities;</u> <u>b. The location, provision, use and screening of parking and access;</u> <u>c. The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling.</u> <u>d. The compliance of the residential unit with the Building Code as at the date of the consent;</u> <u>e. Health and safety provisions in relation to guests;</u> <u>f. Guest management and complaints procedures;</u> <u>g. The keeping of records of RVA use, and availability of records for Council inspection; and</u> <u>h. Monitoring requirements, including imposition of an annual monitoring charge.</u> <p><u>All other sites:</u></p> <p><u>Standard 10.5.9.1:</u> <u>91-180 nights RD</u> <u>>180 nights NC</u></p> <p><u>All other Standards:</u> <u>NC</u></p> <p><u>For RD non-compliance with Standard 10.5.9.1 discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>i. The nature of the surrounding residential context, including its residential amenity values, cohesion and character, and the effects of the activity on the neighbourhood;</u> <u>j. The cumulative effect of the</u>

		<p><u>activity, when added to the effects of other activities occurring in the neighbourhood;</u></p> <p>k. <u>The scale and frequency of the activity, including the number of guests on site per night;</u></p> <p>l. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></p> <p>m. <u>The location, provision, use and screening of parking and access;</u></p> <p>n. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u></p> <p>o. <u>Health and safety provisions in relation to guests;</u></p> <p>p. <u>Guest management and complaints procedures;</u></p> <p>q. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u></p> <p>r. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
<p><u>10.5.10</u></p>	<p><u>Homestay</u></p> <p><u>10.5.10.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>10.5.10.2 Must comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p><u>10.5.10.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>10.5.10.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>10.5.10.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 10.5.10.1 to 10.5.10.5.</u></p>	<p><u>Standards 10.5.10.1 and 10.5.10.2:</u> RD</p> <p><u>All other Standards:</u> NC</p> <p><u>For non-compliance with Standards 10.5.10.1 and 10.5.10.2 discretion is restricted to:</u></p> <p>a. <u>The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</u></p> <p>b. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u></p> <p>c. <u>The scale and frequency of the activity, including the number of nights per year;</u></p> <p>d. <u>The management of noise, use</u></p>

		<p><u>of outdoor areas, rubbish and recycling;</u></p> <p>e. <u>The location, provision, use and screening of parking and access;</u></p> <p>f. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></p> <p>g. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
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10.5 Rules – Non-Notification of Applications

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

10.6.1.1 Visitor Accommodation and residential visitor accommodation in the Arrowtown Town Transition Overlay and the Visitor Accommodation Sub-Zone.

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

11 Large Lot Residential

11.1 Zone Purpose

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

Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones and shown on planning maps, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District's needs. The sub-zones are located in residential areas, and applications for visitor accommodation activities and associated development must address matters that impact on residential amenity, including character, traffic and noise effects.

Visitor accommodation outside of the Visitor Accommodation Sub-Zones is restricted.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis, is restricted, where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled, where the predominant residential character of the environment is retained and the residential amenity values of nearby residents are maintained.

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

11.2 Objectives and Policies

11.2.3 Objective – Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.

Policies

- 11.2.3.1 Provide for visitor accommodation and residential visitor accommodation that are appropriate for the low density residential environment in the Visitor Accommodation Sub-Zones, while ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.**
- 11.2.3.2 Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character.**
- 11.2.3.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.**
- 11.2.3.4 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing.**
- 11.2.3.5 Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of the use and those effects of the activities that differentiate them from residential activities.**

11.3 Other Provisions and Rules

11.3.2 Interpreting and Applying the Rules

Renumber 11.3.2.5 as 11.3.2.6

Insert 11.3.2.5 References to the Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Large Lot Residential Zone.

11.4 Rules – Activities

Table 1	Activities located in the Large Lot Residential Zone	Activity status
<u>11.4.4</u>	<u>Homestays</u>	<u>P</u>
<u>11.4.5</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> a. <u>The scale of the activity, including the number of guests on site per night;</u> b. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> c. <u>The location, provision, use and screening of parking and access;</u> d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> e. <u>Health and safety provisions in relation to guests;</u> f. <u>Guest management and complaints procedures;</u> g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u> 	<u>C</u>
<u>11.4.5A</u>	<p><u>Visitor Accommodation in the Visitor Accommodation Sub-Zone</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>Parking and access;</u> c. <u>Landscaping;</u> d. <u>Noise generation and the methods of mitigation;</u> e. <u>Hours of operation, including in respect of ancillary activities; and</u> f. <u>The external appearance of buildings.</u> 	<u>RD</u>
<u>11.4.10</u>	<u>Visitor Accommodation not otherwise identified</u>	<u>NC</u>

11.5 Rules – Standards for Activities

Table 2	Standards for Activities	Non- compliance status
<p>11.5.13</p>	<p><u>Residential Visitor Accommodation</u></p> <p>11.5.13.1 <u>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p>11.5.13.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>11.5.13.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 11.5.13.1 to 11.5.13.3.</u></p> <p>-</p>	<p><u>Sites within the Visitor Accommodation Sub-Zone:</u></p> <p style="text-align: center;"><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>a. The location, nature and scale of activities;</u> <u>b. The location, provision, use and screening of parking and access;</u> <u>c. The management of noise, outdoor lighting, use of outdoor areas, rubbish and recycling.</u> <u>d. The compliance of the residential unit with the Building Code as at the date of the consent;</u> <u>e. Health and safety provisions in relation to guests;</u> <u>f. Guest management and complaints procedures;</u> <u>g. The keeping of records of RVA use, and availability of records for Council inspection; and</u> <u>h. Monitoring requirements, including imposition of an annual monitoring charge.</u> <p style="text-align: center;"><u>All other sites:</u></p> <p><u>Standard 11.5.13.1:</u> <u>91-180 nights RD</u> <u>>180 nights NC</u></p> <p><u>All other Standards:</u> <u>NC</u></p> <p><u>For RD non-compliance with Standard 11.5.13.1 discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>i. The nature of the surrounding residential context, including its residential amenity values, cohesion and character, and the effects of the activity on the neighbourhood;</u>

		<ul style="list-style-type: none"> j. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u> k. <u>The scale and frequency of the activity, including the number of guests on site per night;</u> l. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u> m. <u>The location, provision, use and screening of parking and access;</u> n. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> o. <u>Health and safety provisions in relation to guests;</u> p. <u>Guest management and complaints procedures;</u> q. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> r. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
<p><u>11.5.14</u></p>	<p><u>Homestay</u></p> <p><u>11.5.14.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>11.5.14.2 Must comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p><u>11.5.14.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>11.5.14.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>11.5.14.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>Note: The Council may request that records are</p>	<p><u>Standards 11.5.14.1 and 11.5.14.2: RD</u></p> <p><u>All other Standards: NC</u></p> <p><u>For non-compliance with Standards 11.5.14.1 and 11.5.14.2 discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>The nature of the surrounding residential context, including its residential amenity values and character, and the effects of the activity on the neighbourhood;</u> b. <u>The cumulative effect of the activity, when added to the effects of other activities occurring in the neighbourhood;</u> c. <u>The scale and frequency of the</u>

	<p><u>made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 11.5.14.1 to 11.5.14.5.</u></p>	<p><u>activity, including the number of nights per year;</u></p> <p>d. <u>The management of noise, use of outdoor areas, rubbish and recycling;</u></p> <p>e. <u>The location, provision, use and screening of parking and access;</u></p> <p>f. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></p> <p>g. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
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11.6 Rules – Non-Notification of Applications

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

11.6.1.1 Visitor Accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zone.

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

16 Business Mixed Use Zone

16.4 Rules – Activities

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

16.5 Rules – Standards

	Standards for activities located in the Business Mixed Use Zone	Non- compliance status
16.5.12	<p><u>Residential Visitor Accommodation</u></p> <p>16.5.12.1 <u>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p>16.5.12.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>16.5.12.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p>16.5.12.4 <u>The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p>16.5.12.5 <u>Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>16.5.12.6 <u>Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 16.5.12.1 to 16.5.12.6.</u></p>	<p>C</p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> <u>The location, nature and scale of activities;</u> <u>The location, provision, and screening of parking and access;</u> <u>The management of noise, rubbish and outdoor activities;</u> <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> <u>Health and safety provisions in relation to guests;</u> <u>Guest management and complaints procedures;</u> <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>

<p><u>16.5.13</u></p>	<p><u>Homestay</u></p> <p><u>16.5.13.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>16.5.13.2 Must comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p><u>16.5.13.3 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>16.5.13.4 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>16.5.13.5 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 16.5.13.1 to 16.5.13.5.</u></p>	<p style="text-align: center;"><u>C</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>The location, provision, and screening of parking and access;</u> c. <u>The management of noise, rubbish and outdoor activities;</u> d. <u>The keeping of records of Homestay use, and availability of records for Council inspection;</u> e. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
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New Stage 2 PDP provisions, added to Stage 1 Chapter 21 Rural chapter

21 Rural

21.4 Rules – Activities

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

21.9 Rules - Standards for Commercial Activities

<u>Table 6</u>	<u>Standards for Commercial Activities</u>	<u>Non- compliance status</u>
<u>21.9.5</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>21.9.5.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p><u>21.9.5.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p><u>21.9.5.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>21.9.5.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 21.9.5.1 to 21.9.5.4.</u></p>	<p><u>C</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> <u>The scale of the activity, including the number of guests per night and the number guest nights the activity operates in a 12 month period;</u> <u>The management of noise, rubbish and outdoor activities;</u> <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> <u>Health and safety provisions in relation to guests;</u> <u>Guest management and complaints procedures;</u> <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
<u>21.9.6</u>	<p><u>Homestay</u></p> <p><u>21.9.6.1 Must not exceed 5 paying guests per night.</u></p> <p><u>21.9.6.2 The Council must be notified in writing prior to the commencement of a Homestay activity</u></p> <p><u>21.9.6.3 Up to date records of the Homestay</u></p>	<p><u>C</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> <u>The scale of the activity, including the number of guests per night and the number guest nights the activity operates in a 12 month period;</u> <u>The management of noise, rubbish</u>

	<p><u>activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 21.9.6.1 to 21.9.6.3.</u></p>	<p><u>and outdoor activities;</u></p> <p>c. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></p> <p>d. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></p>
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22 New Stage 2 PDP provisions, added to Stage 1 Chapter 22 Rural Residential & Rural Lifestyle chapter

23 Rural Residential & Rural Lifestyle

22.2 Objectives and Policies

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

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

22.4 Rules - Activities

Table 1	Activities – Rural Residential and Rural Lifestyle Zones	Activity status
<u>22.4.7</u>	<u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

22.5 Rules - Standards

Table 2	Standards - Rural Residential and Rural Lifestyle Zones	Non-compliance status
<u>22.5.14</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>22.5.14.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p><u>22.5.14.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p><u>22.5.14.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>22.5.14.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 22.5.14.1 to 22.5.14.4.</u></p>	<u>D</u>
<u>22.5.15</u>	<p><u>Homestay</u></p> <p><u>22.5.15.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>22.5.15.2 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>22.5.15.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form</u></p>	<u>D</u>

that can be made available for inspection by the Council at 24 hours' notice.

Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 22.5.15.1 to 22.5.15.3.

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

23 Gibbston Character Zone

23.4 Rules - Activities

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

23.5 Rules - Standards

Table 4	Standards for Residential Visitor Accommodation and Homestays	Non-compliance status
<u>23.5.12</u>	<p><u>Residential Visitor Accommodation</u></p> <p><u>23.5.12.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</u></p> <p><u>23.5.12.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p><u>23.5.12.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>23.5.12.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 23.5.12.1 to 23.5.12.4.</u></p>	<u>D</u>
<u>23.5.13</u>	<p><u>Homestay</u></p> <p><u>23.5.13.1 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>23.5.13.2 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>23.5.13.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 23.5.13.1 to 23.5.13.3.</u></p>	<u>D</u>

New Stage 2 PDP provisions, added to Stage 2 Chapter 24

Key:

No underlining shown for additional text for Wakatipu Basin Rural Amenity Zone. All text is new text to be added.

24 Wakatipu Basin Rural Amenity Zone

24.2.5.3 Provide for non-residential activities, including restaurants, visitor accommodation, and commercial recreation activities while ensuring these are appropriately located and of a scale and intensity that ensures that the amenity, quality and character of the Precinct is retained.

24.4 Rules - Activities

	Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone	Activity Status
[...]		
24.4.15	Residential visitor accommodation and homestays.	P
24.4.21	Visitor accommodation	D
[...]		

	Table 24.3 – Standards	Non-compliance status
[...]		
24.5.20	<p>Residential visitor accommodation</p> <p>Residential visitor accommodation – Excluding the Lifestyle Precinct</p> <p>24.5.20.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</p> <p>24.5.20.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</p> <p>24.5.20.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>24.5.20.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 24.5.20.1 to 24.5.20.4.</p>	<p>C</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> The scale of the activity, including the number of guests per night and the number guest nights the activity operates in a 12 month period; The management of noise, rubbish and outdoor activities; The compliance of the residential unit with the Building Code as at the date of the consent; Health and safety provisions in relation to guests; Guest management and complaints procedures; The keeping of records of RVA use, and availability of records for Council inspection; and Monitoring requirements, including imposition of an annual monitoring charge.
24.5.21	Residential visitor accommodation – Lifestyle Precinct only	D

	<p>24.5.21.1 Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</p> <p>24.5.21.2 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</p> <p>24.5.21.3 Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>24.5.21.4 Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 24.5.21.1 to 24.5.21.4</p>	
<p>24.5.22</p>	<p>Homestay</p> <p>Homestay– Excluding the Lifestyle Precinct</p> <p>24.5.22.1 Must not exceed 5 paying guests on a site per night.</p> <p>24.5.22.2 The Council must be notified in writing prior to the commencement of a Homestay activity.</p> <p>24.5.22.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 24.5.22.1 to 24.5.22.3.</p>	<p>C</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> a. The scale of the activity, including the number of guests per night and the number guest nights the activity operates in a 12 month period; b. The management of noise, rubbish and outdoor activities; c. The keeping of records of Homestay use, and availability of records for Council inspection; and d. Monitoring requirements, including imposition of an annual monitoring charge.
<p>24.5.23</p>	<p>Homestay – Lifestyle Precinct only</p> <p>24.5.23.1 Must not exceed 5 paying guests on a site per night.</p> <p>24.5.23.2 The Council must be notified in writing prior to the commencement of a Homestay activity.</p> <p>24.5.23.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</p>	<p><u>D</u></p>

	<p>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 24.5.23.1 to 24.5.23.3.</p>	
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New Stage 2 PDP provisions, added to Stage 1 Chapter 41 Jacks Point chapter

41 Jacks Point

41.4 Rules - Activities

Table 1	Activities Located within the Jacks Point Zone	Activity status
<u>41.4.1.9</u>	<u>All Residential (R) Activity Areas and Rural Living (RL) Activity Area</u> <u>Residential Visitor Accommodation and Homestays</u>	<u>P</u>

Table 2	Activities located in the Jacks Point Zone – Village and Education Activity Areas	Activity Status
41.4.2.1	Any commercial, community, residential, <u>residential visitor accommodation, homestay, or visitor accommodation activity within the Jacks Point (V) or Homestead Bay (HB) Village Activity Areas, including the addition, alteration or construction of associated buildings, provided the application is in accordance with a Comprehensive Development Plan incorporated in the District Plan, which applies to the whole of the relevant Village Activity Area and is sufficiently detailed to enable the matters of control listed below to be fully considered.</u>	C

41.5 Rules – Activity Standards

Table 6	Standards for activities located in the Jacks Point Zone – Residential Activity Areas	Non-compliance status
<u>41.5.1.12</u>	<u>Residential Visitor Accommodation</u> <u>41.5.1.12.1 Must be limited to one residential unit or residential flat per site not exceeding a cumulative total of 42 nights occupation by paying guests on a site per 12 month period.</u> <u>41.5.1.12.2 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u> <u>41.5.1.12.3 Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u> <u>41.5.1.12.4 The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u> <u>41.5.1.12.5 Up to date records of the Residential Visitor Accommodation</u>	<u>D</u>

	<p><u>activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>41.5.1.12.6 <u>Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p>Note: <u>The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 41.5.1.12.1 to 41.5.1.12.6.</u></p>	
<p><u>41.5.1.13</u></p>	<p><u>Homestay</u></p> <p>41.5.1.13.1 <u>May occur within either an occupied residential unit or an occupied residential flat on a site, and must not occur within both on a site.</u></p> <p>41.5.1.13.2 <u>Must not exceed 3 paying guests on a site per night.</u></p> <p>41.5.1.13.3 <u>Must comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p>41.5.1.13.4 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>41.5.1.13.5 <u>The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p>41.5.1.13.6 <u>Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>Note: <u>The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 41.5.1.13.1 to 41.5.1.13.6.</u></p>	<p><u>D</u></p>

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

42 Waterfall Park

42.4 Rules - Activities

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

42.5 Rules - Standards

	Standards for activities located in the Waterfall Park Zone	Non- compliance status
<u>42.5.9</u>	<p><u>Residential Visitor Accommodation</u></p> <p>42.5.9.1 <u>Must be limited to one residential unit or residential flat per site–not exceeding a cumulative total of 179 nights occupation by paying guests on a site per 12 month period.</u></p> <p>42.5.9.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>42.5.9.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p>42.5.9.4 <u>The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p>42.5.9.5 <u>Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>42.5.9.6 <u>Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24</u></p>	<p><u>C</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>The location, provision, and screening of parking and access;</u> c. <u>The management of noise, rubbish and outdoor activities;</u> d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> e. <u>Health and safety provisions in relation to guests;</u> f. <u>Guest management and complaints procedures;</u> g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>

	<p><u>hours' notice, in order to monitor compliance with rules 42.5.9.1 to 42.5.9.6.</u></p>	
<p><u>42.5.10</u></p>	<p><u>Homestay</u></p> <p>42.5.10.1 <u>May occur within either an occupied residential unit or an occupied residential flat on a site, and must not occur within both on a site.</u></p> <p>42.5.10.2 <u>Must not exceed 5 paying guests on a site per night.</u></p> <p>42.5.10.3 <u>Must comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p>42.5.10.4 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>42.5.10.5 <u>The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p>42.5.10.6 <u>Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 42.5.10.1 to 42.5.10.6.</u></p>	<p style="text-align: center;"><u>C</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>The location, provision, and screening of parking and access;</u> c. <u>The management of noise, rubbish and outdoor activities;</u> d. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u> e. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>

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

43 Millbrook

43.4 Rules - Activities

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

43.5 Rules - Standards

	Rules – Millbrook	Non- compliance status
43.5.14	<p><u>Residential Visitor Accommodation</u></p> <p>43.5.14.1 <u>Must be limited to one residential unit or residential flat per site not exceeding a cumulative total of 179 nights occupation by paying guests on a site per 12 month period.</u></p> <p>43.5.14.2 <u>Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p>43.5.14.3 <u>Must comply with the minimum parking requirements for a residential unit and/or residential flat (whichever is used for the residential visitor accommodation activity) in Chapter 29 Transport.</u></p> <p>43.5.14.4 <u>The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</u></p> <p>43.5.14.5 <u>Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p>43.5.14.6 <u>Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 43.5.14.1 to 43.5.14.6.</u></p>	<p><u>C</u></p> <p><u>Control is reserved to:</u></p> <ol style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>The location, provision, and screening of parking and access;</u> c. <u>The management of noise, rubbish and outdoor activities;</u> d. <u>The compliance of the residential unit with the Building Code as at the date of the consent;</u> e. <u>Health and safety provisions in relation to guests;</u> f. <u>Guest management and complaints procedures;</u> g. <u>The keeping of records of RVA use, and availability of records for Council inspection; and</u> h. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>

<p><u>43.5.15</u></p>	<p><u>Homestay</u></p> <p><u>43.5.15.1 May occur within either an occupied residential unit or an occupied residential flat on a site, and must not occur within both on a site.</u></p> <p><u>43.5.15.2 Must not exceed 5 paying guests on a site per night.</u></p> <p><u>43.5.15.3 Must comply with minimum parking requirements of standard 29.9.9 in Chapter 29 Transport.</u></p> <p><u>43.5.15.4 Must not generate any vehicle movements by heavy vehicles, coaches or buses to and from the site.</u></p> <p><u>43.5.15.5 The Council must be notified in writing prior to the commencement of a Homestay activity.</u></p> <p><u>43.5.15.6 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</u></p> <p><u>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 43.5.15.1 to 43.5.15.6.</u></p>	<p style="text-align: center;"><u>C</u></p> <p><u>Control is reserved to:</u></p> <ul style="list-style-type: none"> a. <u>The location, nature and scale of activities;</u> b. <u>The location, provision, and screening of parking and access;</u> c. <u>The management of noise, rubbish and outdoor activities;</u> d. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u> e. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u>
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Appendix 2: Recommendations on Submissions and Further Submissions on the Variations to Chapters 2, 7, 8, 9, 10, 11, 16, 21, 22, 23, 24, 41, 42 and 43

Appendix 2: Recommendations on Submissions

Part A: Submissions

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
243.47	Christine Byrch	Reject	1.4 & 4
258.1	Peter Barrow	Reject	1.4 & 4
278.1	Sousa Jefferson	Reject	1.4 & 4
433.30	Queenstown Airport Corporation	Accept in Part	1.4 & 4
433.34	Queenstown Airport Corporation	Accept in Part	1.4 & 4
433.34	Queenstown Airport Corporation	Accept in Part	1.4 & 4
449.2	Tracey Henderson	Accept in Part	1.4 & 4
552.1	Pounamu Holdings 2014 Limited	Accept in Part	1.4 & 4
591.8	Varina Propriety Limited	Accept in Part	1.4 & 4
600.6	Federated Farmers of New Zealand	Reject	1.4 & 4
679.2	Millennium & Copthorne Hotels New Zealand Limited	Accept in Part	1.4 & 4
2001.1	Richard Donald	Reject	1.4
2002.1	Edward Moore	Reject	3.1 & 7.1
2003.1	Darryll Rogers	Reject	1.4
2004.1	Joanna Moore	Reject	3.1 & 7.1
2005.1	Gabriella Napper	Accept in part	1.4
2006.1	Shane Melton	Accept in Part	3.1 & 7.1
2006.2	Shane Melton	Accept in Part	3.1 & 7.1
2006.3	Shane Melton	Accept in Part	7.2
2006.4	Shane Melton	Reject	1.4
2007.1	David Reiss	Reject	3.1 & 7.1
2008.1	Ken Erskine	Reject	3.1 & 7.1
2009.1	Nadia Forbes	Reject	1.4
2010.1	Adrian Collier	Reject	1.4
2011.1	George Bridgewater	Accept in Part	5

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2011.10	George Bridgewater	Accept in Part	7.4
2011.11	George Bridgewater	Accept in Part	5
2011.12	George Bridgewater	Accept in Part	6.2
2011.13	George Bridgewater	Accept in Part	3.1 & 7.1
2011.14	George Bridgewater	Accept in Part	3.1 & 7.1
2011.15	George Bridgewater	Reject	8
2011.16	George Bridgewater	Accept in Part	6.3
2011.17	George Bridgewater	Accept in Part	7.2
2011.18	George Bridgewater	Accept in Part	7.2
2011.19	George Bridgewater	Reject	8
2011.2	George Bridgewater	Accept in Part	6.2
2011.20	George Bridgewater	Accept in Part	5
2011.21	George Bridgewater	Accept in Part	6.2
2011.22	George Bridgewater	Accept in Part	3.1 & 7.1
2011.23	George Bridgewater	Accept in Part	3.1 & 7.1
2011.24	George Bridgewater	Reject	8
2011.3	George Bridgewater	Accept in Part	3.1 & 7.1
2011.4	George Bridgewater	Accept in Part	3.1 & 7.1
2011.5	George Bridgewater	Reject	8
2011.6	George Bridgewater	Accept in Part	6.4
2011.7	George Bridgewater	Accept in Part	7.5
2011.8	George Bridgewater	Accept in Part	7.5
2011.9	George Bridgewater	Accept in Part	7.4
2012.1	Rachel Bridgewater	Accept in Part	5
2012.10	Rachel Bridgewater	Reject	7.4
2012.11	Rachel Bridgewater	Reject	7.3
2012.12	Rachel Bridgewater	Reject	7.3
2012.13	Rachel Bridgewater	Reject	5

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2012.14	Rachel Bridgewater	Reject	6.2
2012.15	Rachel Bridgewater	Reject	3.1 & 7.1
2012.16	Rachel Bridgewater	Reject	3.1 & 7.1
2012.17	Rachel Bridgewater	Reject	8
2012.18	Rachel Bridgewater	Reject	5
2012.19	Rachel Bridgewater	Reject	5
2012.2	Rachel Bridgewater	Reject	6.2
2012.20	Rachel Bridgewater	Accept in Part	6.3
2012.21	Rachel Bridgewater	Reject	6.3
2012.22	Rachel Bridgewater	Reject	7.2
2012.23	Rachel Bridgewater	Reject	7.2
2012.24	Rachel Bridgewater	Reject	8
2012.25	Rachel Bridgewater	Reject	5
2012.26	Rachel Bridgewater	Reject	6.2
2012.27	Rachel Bridgewater	Reject	3.1 & 7.1
2012.28	Rachel Bridgewater	Reject	3.1 & 7.1
2012.29	Rachel Bridgewater	Reject	8
2012.3	Rachel Bridgewater	Reject	3.1 & 7.1
2012.4	Rachel Bridgewater	Reject	3.1 & 7.1
2012.5	Rachel Bridgewater	Reject	8
2012.6	Rachel Bridgewater	Reject	6.4
2012.7	Rachel Bridgewater	Reject	7.5
2012.8	Rachel Bridgewater	Reject	7.5
2012.9	Rachel Bridgewater	Reject	7.4
2013.1	Ellen Richardson	Reject	3.1 & 7.1
2015.1	Robert & Elspeth Staas	Accept in Part	3.1 & 7.1
2017.1	Kain Froud	Accept in Part	5
2017.10	Kain Froud	Reject	8

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2017.2	Kain Froud	Reject	6.2
2017.3	Kain Froud	Reject	3.1 & 7.1
2017.4	Kain Froud	Reject	8
2017.5	Kain Froud	Reject	7.7
2017.6	Kain Froud	Reject	7.7
2017.7	Kain Froud	Reject	5
2017.8	Kain Froud	Reject	6.2
2017.9	Kain Froud	Reject	3.1 & 7.1
2018.1	Rosie Simpson	Reject	1.4
2019.4	Jonathan Holmes	Accept in Part	12
2019.6	Jonathan Holmes	Accept in part	1.4
2019.7	Jonathan Holmes	Reject	1.4
2021.1	Charlotte Mill	Accept in part	1.4
2022.1	Nicholas Kiddle	Accept in part	1.4
2023.1	Tony Preen	Reject	1.4
2023.2	Tony Preen	Reject	3.1 & 7.1
2024.1	Conor English	Reject	1.4
2025.1	Jo Allan	Reject	3.1 & 7.1
2027.1	Terry Drayton	Reject	1.4
2029.1	Kim Jamieson	Accept in Part	7.2
2031.1	Gilbert Gordon	Accept in Part	3.1 & 7.1
2031.2	Gilbert Gordon	Accept	7.1
2032.1	Skyview Magic Ltd	Accept in Part	7.5
2032.2	Skyview Magic Ltd	Accept in Part	7.2
2032.3	Skyview Magic Ltd	Accept in Part	7.4
2033.1	N J Harris	Reject	7.1
2033.2	N J Harris	Reject	7.1
2034.1	Max Paulin	Reject	N/A

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2034.2	Max Paulin	Reject	3.1 & 7.1
2035.1	Four Seasons Motel	Accept in part	1.4
2035.2	Four Seasons Motel	Reject	1.4
2035.3	Four Seasons Motel	Accept in part	7.1
2035.4	Four Seasons Motel	Reject	1.4
2036.1	Gavin Humphrey	Reject	1.4
2037.1	Allison and Paul Rosanowski	Reject	1.4
2038.1	Ian Sawers	Reject	3.1 & 7.1
2038.2	Ian Sawers	Accept in Part	3.1 & 7.1
2038.3	Ian Sawers	Reject	1.4
2039.1	Meg Taylor	Reject	3.1 & 7.1
2041.1	Release NZ Ltd	Accept in Part	3.1 & 7.1
2041.2	Release NZ Ltd	Reject	8
2041.3	Release NZ Ltd	Reject	3.1 & 7.1
2041.4	Release NZ Ltd	Accept in Part	3.1 & 7.1
2041.5	Release NZ Ltd	Accept in Part	3.1 & 7.1
2041.6	Release NZ Ltd	Accept in Part	3.1 & 7.1
2041.7	Release NZ Ltd	Reject	8
2041.8	Release NZ Ltd	Accept in Part	7.4
2041.9	Release NZ Ltd	Accept in Part	7.5
2042.1	Bronwyn Brock	Reject	4
2042.10	Bronwyn Brock	Reject	8
2042.2	Bronwyn Brock	Accept in Part	5
2042.3	Bronwyn Brock	Reject	6.2
2042.4	Bronwyn Brock	Reject	3.1 & 7.1
2042.5	Bronwyn Brock	Reject	3.1 & 7.1
2042.6	Bronwyn Brock	Accept in Part	6.3
2042.7	Bronwyn Brock	Accept in Part	7.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2042.8	Bronwyn Brock	Reject	7.2
2042.9	Bronwyn Brock	Reject	3.1 & 7.1
2043.1	Ben and Lucy Lucas	Reject	1.4
2044.1	Rosemarie Jones	Reject	1.4
2045.1	Allan McLaughlin	Reject	1.4
2045.2	Allan McLaughlin	Reject	8
2045.3	Allan McLaughlin	Accept in Part	6.2
2045.4	Allan McLaughlin	Accept in Part	3.1 & 7.1
2045.5	Allan McLaughlin	Accept in Part	3.1 & 7.1
2045.6	Allan McLaughlin	Reject	8
2045.7	Allan McLaughlin	Accept in Part	3.1 & 7.1
2045.8	Allan McLaughlin	Accept in Part	3.1 & 7.1
2046.1	Keith Murray	Reject	3.1 & 7.1
2046.2	Keith Murray	Reject	3.1 & 7.1
2047.1	Ursula Porter	Accept in Part	3.1 & 7.1
2048.1	Ella Hardman	Accept in Part	3.1 & 7.1
2048.2	Ella Hardman	Accept in Part	3.1 & 7.1
2048.3	Ella Hardman	Accept in Part	7.2
2048.4	Ella Hardman	Accept in Part	3.1 & 7.1
2048.5	Ella Hardman	Accept in Part	3.1 & 7.1
2048.6	Ella Hardman	Accept in Part	7.4
2048.7	Ella Hardman	Accept in Part	7.5
2050.1	Elizabeth Winstone	Accept in part	3.1 & 7.1
2051.1	Mark Hazeldine	Accept in Part	3.1 & 7.1
2052.1	Steve Maunsell	Reject	1.4
2053.1	Patrick Dodson	Reject	1.4
2053.2	Patrick Dodson	Reject	4
2053.3	Patrick Dodson	Reject	7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2053.4	Patrick Dodson	Reject	1.4
2053.5	Patrick Dodson	Reject	1.4
2056.1	andersoncomms	Accept in Part	3.1 & 7.1
2056.2	andersoncomms	Reject	1.4
2057.1	Judith and Martin Bryant	Reject	1.4
2057.10	Judith and Martin Bryant	Reject	8
2057.11	Judith and Martin Bryant	Reject	7.2
2057.12	Judith and Martin Bryant	Accept	7.1
2057.13	Judith and Martin Bryant	Reject	7.5
2057.2	Judith and Martin Bryant	Reject	4
2057.3	Judith and Martin Bryant	Reject	1.4
2057.4	Judith and Martin Bryant	Accept in part	3.1 & 7.1
2057.5	Judith and Martin Bryant	Accept	3.1 & 7.1
2057.6	Judith and Martin Bryant	Accept	7.1
2057.7	Judith and Martin Bryant	Accept in part	3.1 & 7.1 - 7.7
2057.8	Judith and Martin Bryant	Accept in Part	7.4
2057.9	Judith and Martin Bryant	Reject	7.3
2058.1	Michael Harvey	Reject	1.4
2058.10	Michael Harvey	Reject	8
2058.11	Michael Harvey	Reject	7.2
2058.12	Michael Harvey	Accept	7.1
2058.13	Michael Harvey	Reject	7.5
2058.2	Michael Harvey	Reject	4
2058.3	Michael Harvey	Reject	1.4
2058.4	Michael Harvey	Accept in part	3.1 & 7.1
2058.5	Michael Harvey	Accept	3.1 & 7.1
2058.6	Michael Harvey	Accept	7.1
2058.7	Michael Harvey	Accept in part	3.1 & 7.1 - 7.7

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2058.8	Michael Harvey	Accept in Part	7.4
2058.9	Michael Harvey	Reject	7.3
2059.1	Anne Relling	Reject	1.4
2059.2	Anne Relling	Reject	1.4
2060.1	John Almond	Reject	1.4
2060.2	John Almond	Reject	1.4
2061.1	Kelly Bray	Accept in part	1.4
2061.2	Kelly Bray	Accept in part	7.1
2062.1	Adrienne Bray	Accept in part	1.4
2062.2	Adrienne Bray	Accept in part	7.1
2063.1	Noel Williams	Accept in Part	7.1
2063.2	Noel Williams	Reject	1.4
2063.3	Noel Williams	Reject	1.4
2064.1	Alistair McIntosh	Reject	4
2064.2	Alistair McIntosh	Reject	1.4
2065.1	Paul Angus	Reject	1.4
2065.2	Paul Angus	Reject	1.4
2065.3	Paul Angus	Accept	7.1
2066.1	Alan Roberts	Reject	1.4
2067.1	Sally Watson	Reject	1.4
2067.10	Sally Watson	Reject	8
2067.11	Sally Watson	Reject	7.2
2067.12	Sally Watson	Accept	7.1
2067.13	Sally Watson	Reject	7.5
2067.2	Sally Watson	Reject	4
2067.3	Sally Watson	Reject	1.4
2067.4	Sally Watson	Accept In Part	3.1 & 7.1
2067.5	Sally Watson	Accept	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2067.6	Sally Watson	Accept	7.1
2067.7	Sally Watson	Accept in part	3.1 & 7.1 - 7.7
2067.8	Sally Watson	Accept in Part	7.4
2067.9	Sally Watson	Reject	7.3
2068.1	Aimi Smith-Taylor	Reject	1.4
2068.10	Aimi Smith-Taylor	Reject	8
2068.11	Aimi Smith-Taylor	Reject	7.2
2068.12	Aimi Smith-Taylor	Accept	7.1
2068.13	Aimi Smith-Taylor	Reject	7.5
2068.2	Aimi Smith-Taylor	Reject	4
2068.3	Aimi Smith-Taylor	Reject	1.4
2068.4	Aimi Smith-Taylor	Accept In Part	3.1 & 7.1
2068.5	Aimi Smith-Taylor	Accept	3.1 & 7.1
2068.6	Aimi Smith-Taylor	Accept	7.1
2068.7	Aimi Smith-Taylor	Accept in part	3.1 & 7.1 - 7.7
2068.8	Aimi Smith-Taylor	Accept in Part	7.4
2068.9	Aimi Smith-Taylor	Reject	7.3
2069.1	Alexander Hopkinson	Reject	1.4
2069.10	Alexander Hopkinson	Reject	8
2069.11	Alexander Hopkinson	Reject	7.2
2069.12	Alexander Hopkinson	Accept	7.1
2069.13	Alexander Hopkinson	Reject	7.5
2069.2	Alexander Hopkinson	Reject	4
2069.3	Alexander Hopkinson	Reject	1.4
2069.4	Alexander Hopkinson	Accept In Part	3.1 & 7.1
2069.5	Alexander Hopkinson	Accept	3.1 & 7.1
2069.6	Alexander Hopkinson	Accept	7.1
2069.7	Alexander Hopkinson	Accept in part	3.1 & 7.1 - 7.7

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2069.8	Alexander Hopkinson	Accept in Part	7.4
2069.9	Alexander Hopkinson	Reject	7.3
2070.1	Cam Pyke	Reject	1.4
2070.10	Cam Pyke	Reject	8
2070.11	Cam Pyke	Reject	7.2
2070.12	Cam Pyke	Accept	7.1
2070.13	Cam Pyke	Reject	7.5
2070.2	Cam Pyke	Reject	4
2070.3	Cam Pyke	Reject	1.4
2070.4	Cam Pyke	Accept In Part	3.1 & 7.1
2070.5	Cam Pyke	Accept	3.1 & 7.1
2070.6	Cam Pyke	Accept	7.1
2070.7	Cam Pyke	Accept in part	3.1 & 7.1 - 7.7
2070.8	Cam Pyke	Accept in Part	7.4
2070.9	Cam Pyke	Reject	7.3
2071.1	Catherine McLennan	Reject	1.4
2071.10	Catherine McLennan	Reject	8
2071.11	Catherine McLennan	Reject	7.2
2071.12	Catherine McLennan	Accept	7.1
2071.13	Catherine McLennan	Reject	7.5
2071.2	Catherine McLennan	Reject	4
2071.3	Catherine McLennan	Reject	1.4
2071.4	Catherine McLennan	Accept In Part	3.1 & 7.1
2071.5	Catherine McLennan	Accept	3.1 & 7.1
2071.6	Catherine McLennan	Accept	7.1
2071.7	Catherine McLennan	Accept in part	3.1 & 7.1 - 7.7
2071.8	Catherine McLennan	Accept in Part	7.4
2071.9	Catherine McLennan	Reject	7.3

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2072.1	Jan and Tim Warwick	Reject	1.4
2072.10	Jan and Tim Warwick	Reject	8
2072.11	Jan and Tim Warwick	Reject	7.2
2072.12	Jan and Tim Warwick	Accept	7.1
2072.13	Jan and Tim Warwick	Reject	7.5
2072.2	Jan and Tim Warwick	Reject	4
2072.3	Jan and Tim Warwick	Reject	1.4
2072.4	Jan and Tim Warwick	Accept In Part	3.1 & 7.1
2072.5	Jan and Tim Warwick	Accept	3.1 & 7.1
2072.6	Jan and Tim Warwick	Accept	7.1
2072.7	Jan and Tim Warwick	Accept in part	3.1 & 7.1 - 7.7
2072.8	Jan and Tim Warwick	Accept in Part	7.4
2072.9	Jan and Tim Warwick	Reject	7.3
2073.1	Lindsay Lake	Reject	1.4
2073.10	Lindsay Lake	Reject	8
2073.11	Lindsay Lake	Reject	7.2
2073.12	Lindsay Lake	Accept	7.1
2073.13	Lindsay Lake	Reject	7.5
2073.2	Lindsay Lake	Reject	4
2073.3	Lindsay Lake	Reject	1.4
2073.4	Lindsay Lake	Accept In Part	3.1 & 7.1
2073.5	Lindsay Lake	Accept	3.1 & 7.1
2073.6	Lindsay Lake	Accept	7.1
2073.7	Lindsay Lake	Accept in part	3.1 & 7.1 - 7.7
2073.8	Lindsay Lake	Accept in Part	7.4
2073.9	Lindsay Lake	Reject	7.3
2074.1	Lynne Fleming	Reject	1.4
2074.10	Lynne Fleming	Reject	8

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2074.11	Lynne Fleming	Reject	7.2
2074.12	Lynne Fleming	Accept	7.1
2074.13	Lynne Fleming	Reject	7.5
2074.2	Lynne Fleming	Reject	4
2074.3	Lynne Fleming	Reject	1.4
2074.4	Lynne Fleming	Accept In Part	3.1 & 7.1
2074.5	Lynne Fleming	Accept	3.1 & 7.1
2074.6	Lynne Fleming	Accept	7.1
2074.7	Lynne Fleming	Accept in part	3.1 & 7.1 - 7.7
2074.8	Lynne Fleming	Accept in Part	7.4
2074.9	Lynne Fleming	Reject	7.3
2075.1	Rachel Kane-Smith	Reject	1.4
2075.10	Rachel Kane-Smith	Reject	8
2075.11	Rachel Kane-Smith	Reject	7.2
2075.12	Rachel Kane-Smith	Accept	7.1
2075.13	Rachel Kane-Smith	Reject	7.5
2075.2	Rachel Kane-Smith	Reject	4
2075.3	Rachel Kane-Smith	Reject	1.4
2075.4	Rachel Kane-Smith	Accept In Part	3.1 & 7.1
2075.5	Rachel Kane-Smith	Accept	3.1 & 7.1
2075.6	Rachel Kane-Smith	Accept	7.1
2075.7	Rachel Kane-Smith	Accept in part	3.1 & 7.1 - 7.7
2075.8	Rachel Kane-Smith	Accept in Part	7.4
2075.9	Rachel Kane-Smith	Reject	7.3
2077.1	Rob Devereux	Accept in Part	3.1 & 7.1
2077.2	Rob Devereux	Reject	1.4
2079.1	Catherine Rezaei	Accept in part	3.1 & 7.1
2079.2	Catherine Rezaei	Accept in part	7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2080.1	Patricia Thomson	Reject	1.4
2080.10	Patricia Thomson	Reject	8
2080.11	Patricia Thomson	Reject	7.2
2080.12	Patricia Thomson	Accept	7.1
2080.13	Patricia Thomson	Reject	7.5
2080.2	Patricia Thomson	Reject	4
2080.3	Patricia Thomson	Reject	1.4
2080.4	Patricia Thomson	Accept In Part	3.1 & 7.1
2080.5	Patricia Thomson	Accept	3.1 & 7.1
2080.6	Patricia Thomson	Accept	7.1
2080.7	Patricia Thomson	Accept in part	3.1 & 7.1 - 7.7
2080.8	Patricia Thomson	Accept in Part	7.4
2080.9	Patricia Thomson	Reject	7.3
2081.1	Jessica Carr	Reject	1.4
2081.10	Jessica Carr	Reject	8
2081.11	Jessica Carr	Reject	7.2
2081.12	Jessica Carr	Accept	7.1
2081.13	Jessica Carr	Reject	7.5
2081.2	Jessica Carr	Reject	4
2081.3	Jessica Carr	Reject	1.4
2081.4	Jessica Carr	Accept In Part	3.1 & 7.1
2081.5	Jessica Carr	Accept	3.1 & 7.1
2081.6	Jessica Carr	Accept	7.1
2081.7	Jessica Carr	Accept in part	3.1 & 7.1 - 7.7
2081.8	Jessica Carr	Accept in Part	7.4
2081.9	Jessica Carr	Reject	7.3
2082.1	Gemma Ansty	Reject	1.4
2082.10	Gemma Ansty	Reject	8

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2082.11	Gemma Ansty	Reject	7.2
2082.12	Gemma Ansty	Accept	7.1
2082.13	Gemma Ansty	Reject	7.5
2082.2	Gemma Ansty	Reject	4
2082.3	Gemma Ansty	Reject	1.4
2082.4	Gemma Ansty	Accept In Part	3.1 & 7.1
2082.5	Gemma Ansty	Accept	3.1 & 7.1
2082.6	Gemma Ansty	Accept	7.1
2082.7	Gemma Ansty	Accept in part	3.1 & 7.1 - 7.7
2082.8	Gemma Ansty	Accept in Part	7.4
2082.9	Gemma Ansty	Reject	7.3
2083.1	Kim Netzler	Accept in Part	7.5
2083.2	Kim Netzler	Reject	1.4
2083.3	Kim Netzler	Reject	1.4
2085.1	Mark Arbuckle	Accept in Part	5
2085.2	Mark Arbuckle	Reject	6.2
2085.3	Mark Arbuckle	Accept in Part	3.1 & 7.1
2085.4	Mark Arbuckle	Reject	8
2086.1	Phil Winstone	Accept in part	3.1 & 7.1
2086.2	Phil Winstone	Reject	1.4
2087.1	Chris Abel	Accept in Part	3.1 & 7.1
2087.2	Chris Abel	Accept in Part	7.5
2087.3	Chris Abel	Accept in Part	7.4
2087.4	Chris Abel	Accept in Part	3.1 & 7.1
2087.5	Chris Abel	Accept in Part	7.2
2087.6	Chris Abel	Accept in Part	3.1 & 7.1
2088.1	Kim Spencer-McDonald	Reject	5
2088.2	Kim Spencer-McDonald	Reject	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2088.3	Kim Spencer-McDonald	Accept in Part	3.1 & 7.1
2088.4	Kim Spencer-McDonald	Accept in Part	7.4
2088.5	Kim Spencer-McDonald	Reject	6.2
2089.1	John Wilkinson	Accept in Part	3.1 & 7.1
2090.1	Spectrum Property Group Ltd	Accept in Part	1.4
2090.2	Spectrum Property Group Ltd	Accept in Part	7.1
2091.1	Brian Hall	Reject	1.4
2091.2	Brian Hall	Reject	1.4
2091.3	Brian Hall	Reject	1.4
2092.1	Louise Hall	Reject	1.4
2092.10	Louise Hall	Reject	8
2092.11	Louise Hall	Reject	7.2
2092.12	Louise Hall	Accept	7.1
2092.13	Louise Hall	Reject	7.5
2092.2	Louise Hall	Reject	4
2092.3	Louise Hall	Reject	1.4
2092.4	Louise Hall	Accept In Part	3.1 & 7.1
2092.5	Louise Hall	Accept	3.1 & 7.1
2092.6	Louise Hall	Accept	7.1
2092.7	Louise Hall	Accept in part	3.1 & 7.1 - 7.7
2092.8	Louise Hall	Accept in Part	7.4
2092.9	Louise Hall	Reject	7.3
2093.1	Trineka Newton	Reject	1.4
2093.10	Trineka Newton	Reject	8
2093.11	Trineka Newton	Reject	7.2
2093.12	Trineka Newton	Accept	7.1
2093.13	Trineka Newton	Reject	7.5
2093.2	Trineka Newton	Reject	4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2093.3	Trineka Newton	Reject	1.4
2093.4	Trineka Newton	Accept In Part	3.1 & 7.1
2093.5	Trineka Newton	Accept	3.1 & 7.1
2093.6	Trineka Newton	Accept	7.1
2093.7	Trineka Newton	Accept in part	3.1 & 7.1 - 7.7
2093.8	Trineka Newton	Accept in Part	7.4
2093.9	Trineka Newton	Reject	7.3
2094.1	Chris O'Leary	Reject	1.4
2096.1	Rosie Mackay	Reject	1.4
2097.13	Dalefield Trustee Limited	Accept in Part	3.1 & 7.1 - 7.7
2098.1	Douglas Grant Bird	Reject	4
2098.2	Douglas Grant Bird	Accept in Part	7.1
2099.1	Julian and Carrie Adams	Reject	4
2099.2	Julian and Carrie Adams	Accept in Part	3.1 & 7.1
2099.3	Julian and Carrie Adams	Reject	1.4
2100.1	Jennifer McBride	Reject	1.4
2100.2	Jennifer McBride	Reject	1.4
2100.3	Jennifer McBride	Reject	1.4
2102.1	Adelle Alexander	Reject	1.4
2102.10	Adelle Alexander	Reject	8
2102.11	Adelle Alexander	Reject	7.2
2102.12	Adelle Alexander	Accept	7.1
2102.13	Adelle Alexander	Reject	7.5
2102.2	Adelle Alexander	Reject	4
2102.3	Adelle Alexander	Reject	1.4
2102.4	Adelle Alexander	Accept In Part	3.1 & 7.1
2102.5	Adelle Alexander	Accept	3.1 & 7.1
2102.6	Adelle Alexander	Accept	7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2102.7	Adelle Alexander	Accept in part	3.1 & 7.1 - 7.7
2102.8	Adelle Alexander	Accept in Part	7.4
2102.9	Adelle Alexander	Reject	7.3
2105.1	Matthew Wilson	Reject	4
2105.2	Matthew Wilson	Accept in part	3.1 & 7.1
2107.1	Graeme and Christine Castle	Reject	4
2107.2	Graeme and Christine Castle	Accept in part	3.1 & 7.1
2108.1	A Cairns	Accept	1.4
2108.2	A Cairns	Accept	1.4
2109.1	Jo Wisnesky	Accept in Part	1.4
2110.1	Gwena and Graham Molloy	Reject	1.4
2111.1	James Anderson	Reject	1.4
2111.10	James Anderson	Reject	8
2111.11	James Anderson	Reject	7.2
2111.12	James Anderson	Accept	7.1
2111.13	James Anderson	Reject	7.5
2111.2	James Anderson	Reject	4
2111.3	James Anderson	Reject	1.4
2111.4	James Anderson	Accept In Part	3.1 & 7.1
2111.5	James Anderson	Accept	3.1 & 7.1
2111.6	James Anderson	Accept	7.1
2111.7	James Anderson	Accept in part	3.1 & 7.1 - 7.7
2111.8	James Anderson	Accept in Part	7.4
2111.9	James Anderson	Reject	7.3
2112.1	Juan Llona	Reject	1.4
2112.10	Juan Llona	Reject	8
2112.11	Juan Llona	Reject	7.2
2112.12	Juan Llona	Accept	7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2112.13	Juan Llona	Reject	7.5
2112.2	Juan Llona	Reject	4
2112.3	Juan Llona	Reject	1.4
2112.4	Juan Llona	Accept In Part	3.1 & 7.1
2112.5	Juan Llona	Accept	3.1 & 7.1
2112.6	Juan Llona	Accept	7.1
2112.7	Juan Llona	Accept in part	3.1 & 7.1 - 7.7
2112.8	Juan Llona	Accept in Part	7.4
2112.9	Juan Llona	Reject	7.3
2113.1	Noel Coutts	Reject	1.4
2113.2	Noel Coutts	Reject	4
2113.3	Noel Coutts	Accept in Part	3.1 & 7.1
2113.4	Noel Coutts	Accept in Part	3.1 & 7.1
2113.5	Noel Coutts	Accept in Part	3.1 & 7.1 - 7.7
2113.6	Noel Coutts	Accept in Part	7.4 - 7.5
2113.7	Noel Coutts	Accept in Part	7.2 & 7.3
2113.8	Noel Coutts	Reject	8
2114.1	Oanita Collins	Reject	1.4
2114.2	Oanita Collins	Reject	4
2114.3	Oanita Collins	Accept in Part	3.1 & 7.1
2114.4	Oanita Collins	Accept in Part	3.1 & 7.1
2114.5	Oanita Collins	Accept in Part	3.1 & 7.1 - 7.7
2114.6	Oanita Collins	Accept in Part	7.4 - 7.5
2114.7	Oanita Collins	Accept in Part	7.2 - 7.3
2114.8	Oanita Collins	Reject	8
2115.1	Abe Francis	Reject	1.4
2116.1	Cornelia Bryant	Reject	1.4
2116.2	Cornelia Bryant	Reject	4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2116.3	Cornelia Bryant	Accept in Part	3.1 & 7.1
2116.4	Cornelia Bryant	Accept in Part	3.1 & 7.1
2116.5	Cornelia Bryant	Accept in Part	3.1 & 7.1 - 7.7
2116.6	Cornelia Bryant	Accept in Part	7.4 - 7.5
2116.7	Cornelia Bryant	Accept in Part	7.2 - 7.3
2116.8	Cornelia Bryant	Reject	8
2117.1	Danelle Jones	Reject	1.4
2117.2	Danelle Jones	Reject	4
2117.3	Danelle Jones	Accept in Part	3.1 & 7.1
2117.4	Danelle Jones	Accept in Part	3.1 & 7.1
2117.5	Danelle Jones	Accept in Part	3.1 & 7.1 - 7.7
2117.6	Danelle Jones	Accept in Part	7.4 - 7.5
2117.7	Danelle Jones	Accept in Part	7.2 - 7.3
2117.8	Danelle Jones	Reject	8
2118.1	Lisa Murphy	Accept in part	1.4
2118.2	Lisa Murphy	Accept in Part	3.1 & 7.1
2118.3	Lisa Murphy	Accept	7.1
2118.4	Lisa Murphy	Accept	7.1
2118.5	Lisa Murphy	Reject	1.4
2119.1	Virginia Brown	Reject	1.4
2119.2	Virginia Brown	Reject	4
2119.3	Virginia Brown	Accept in Part	3.1 & 7.1
2119.4	Virginia Brown	Accept in Part	3.1 & 7.1
2119.5	Virginia Brown	Accept in Part	3.1 & 7.1 - 7.7
2119.6	Virginia Brown	Accept in Part	7.4 - 7.5
2119.7	Virginia Brown	Accept in Part	7.2 - 7.3
2119.8	Virginia Brown	Reject	8
2120.1	Graeme Dear	Reject	1.4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2120.2	Graeme Dear	Reject	1.4
2120.3	Graeme Dear	Reject	1.4
2121.1	Jeffery Jones	Accept in Part	1.4
2121.2	Jeffery Jones	Accept in Part	1.4
2124.1	Doug Champion	Accept in Part	7.1
2125.1	Leah Hissey	Accept in Part	7.1
2127.1	Pete Marshall	Reject	1.4
2127.2	Pete Marshall	Reject	1.4
2130.1	John Hogg	Reject	3.1 & 7.1
2130.2	John Hogg	Reject	1.4
2132.1	Barbara Dickie	Accept in Part	1.4
2133.5	Tonnie & Erna Spijkerbosch	Reject	1.4
2137.1	Lindsay and Di Williams	Reject	4
2137.2	Lindsay and Di Williams	Accept in Part	3.1 & 7.1
2137.3	Lindsay and Di Williams	Reject	4
2137.4	Lindsay and Di Williams	Accept in Part	1.4
2137.5	Lindsay and Di Williams	Reject	1.4
2137.6	Lindsay and Di Williams	Reject	1.4
2137.7	Lindsay and Di Williams	Reject	4
2138.1	Andre Simon	Reject	1.4
2138.2	Andre Simon	Accept in Part	1.4
2139.1	Anna Simmonds	Reject	1.4
2141.1	Jamie Roy	Reject	1.4
2141.2	Jamie Roy	Reject	1.4
2142.1	Linda Blake	Accept in Part	3.1 & 7.1
2142.2	Linda Blake	Reject	1.4
2143.1	Wanaka Bed And Breakfast Association	Accept in Part	1.4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2143.2	Wanaka Bed And Breakfast Association	Accept in Part	1.4
2145.1	David Marsh	Accept in Part	7.1
2145.2	David Marsh	Reject	1.4
2146.1	Neil Martin	Reject	4
2146.2	Neil Martin	Accept in Part	3.1 & 7.1
2148.1	Steve Hamilton	Reject	4
2148.2	Steve Hamilton	Accept in part	3.1 & 7.1
2148.3	Steve Hamilton	Reject	1.4
2149.1	Lisa Schmidt	Reject	1.4
2152.1	Bridgit Parker	Accept in Part	3.1 & 7.1
2152.2	Bridgit Parker	Reject	7.1
2152.3	Bridgit Parker	Accept in Part	3.1 & 7.1 - 7.7
2152.4	Bridgit Parker	Reject	1.4
2152.5	Bridgit Parker	Accept in Part	7.1
2152.6	Bridgit Parker	Reject	1.4
2153.1	Ken Alexander	Accept in Part	1.4
2154.1	Alison Brownlie	Reject	1.4
2156.1	Shana Makuta	Reject	1.4
2157.1	John Steven Brownlie	Reject	1.4
2158.1	Gayle Brownlie	Reject	1.4
2159.1	Dianne Smith	Reject	1.4
2159.2	Dianne Smith	Accept in Part	7.1
2160.1	Pete Smith	Accept in Part	7.1
2161.1	Anthony Miller	Reject	4
2161.2	Anthony Miller	Accept in Part	3.1 & 7.1
2162.1	Noeline Almond	Reject	1.4
2162.2	Noeline Almond	Reject	1.4
2162.3	Noeline Almond	Reject	1.4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2162.4	Noeline Almond	Reject	1.4
2162.5	Noeline Almond	Reject	1.4
2164.1	Sharon Carpenter	Accept in Part	3.1 & 7.1
2165.1	Joanna Taverner	Accept in Part	4
2165.2	Joanna Taverner	Accept in Part	7.7
2166.1	Kellie Francis	Reject	1.4
2168.1	Darryl Gunn	Reject	1.4
2170.1	Nick Winstone	Reject	1.4
2172.1	Mark Smith	Reject	12
2172.2	Mark Smith	Accept in Part	5
2172.3	Mark Smith	Reject	1.4
2172.4	Mark Smith	Reject	3.1 & 7.1
2172.5	Mark Smith	Accept in Part	3.1 & 7.1
2172.6	Mark Smith	Reject	7.1
2172.7	Mark Smith	Accept	3.1 & 7.1
2172.8	Mark Smith	Reject	1.4
2173.1	Ian Wilson	Reject	1.4
2173.2	Ian Wilson	Reject	1.4
2173.3	Ian Wilson	Reject	1.4
2174.1	Andi Delis	Accept in Part	3.1 & 7.1
2175.1	Dynamic Guest House Limited	Reject	1.4
2175.2	Dynamic Guest House Limited	Accept in Part	7.2
2176.1	Ellen Delis	Reject	1.4
2177.1	Carole and Richard Thompson	Reject	1.4
2178.1	Justin Murphy	Reject	1.4
2178.2	Justin Murphy	Accept	7.1
2178.3	Justin Murphy	Accept in Part	3.1 & 7.1
2179.1	Anne Percy	Reject	1.4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2179.2	Anne Percy	Reject	4
2179.3	Anne Percy	Accept in Part	3.1 & 7.1
2179.4	Anne Percy	Accept in Part	3.1 & 7.1
2179.5	Anne Percy	Accept in Part	3.1 & 7.1 - 7.7
2179.6	Anne Percy	Accept in Part	7.4 - 7.5
2179.7	Anne Percy	Accept in Part	7.2 - 7.3
2179.8	Anne Percy	Reject	8
2180.1	Colleen Morton	Reject	1.4
2180.2	Colleen Morton	Reject	4
2180.3	Colleen Morton	Accept in Part	3.1 & 7.1
2180.4	Colleen Morton	Accept in Part	3.1 & 7.1
2180.5	Colleen Morton	Accept in Part	3.1 & 7.1 - 7.7
2180.6	Colleen Morton	Accept in Part	7.4 - 7.5
2180.7	Colleen Morton	Accept in Part	7.2 - 7.3
2180.8	Colleen Morton	Reject	8
2182.1	Gina Papai	Reject	1.4
2183.1	Heather Kahl	Reject	1.4
2185.1	Margot Hewitt	Reject	1.4
2185.2	Margot Hewitt	Reject	1.4
2186.1	Michelle Harrex	Reject	1.4
2187.1	Stanley Ruch	Reject	1.4
2187.2	Stanley Ruch	Accept in Part	3.1 & 7.1
2188.1	Carlyn McLintock	Accept in Part	1.4
2188.2	Carlyn McLintock	Accept in Part	7.1
2191.1	Bonnie Simon	Reject	1.4
2191.2	Bonnie Simon	Reject	1.4
2197.1	Jacqui Ennis	Reject	1.4
2198.1	John Ennis	Reject	1.4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2198.2	John Ennis	Reject	1.4
2199.1	Kerry Harford	Accept in part	1.4
2199.2	Kerry Harford	Reject	1.4
2200.1	Liam Kalazich	Reject	1.4
2201.1	Lisa Kalazich	Reject	1.4
2202.1	Maggie Ennis	Reject	1.4
2202.2	Maggie Ennis	Reject	1.4
2203.1	Mark Thompson	Accept in Part	3.1 & 7.1
2203.2	Mark Thompson	Reject	1.4
2204.1	Michael McMillan	Accept in Part	1.4
2204.2	Michael McMillan	Accept in Part	7.1
2204.3	Michael McMillan	Reject	3.1 & 7.1
2205.1	Robert and Ann Mackie	Reject	1.4
2208.1	Wendy Parsons	Reject	4
2208.2	Wendy Parsons	Accept in Part	3.1 & 7.1
2210.1	Margaret and Bryn Melhop	Reject	1.4
2211.1	Duncan Good	Reject	1.4
2211.2	Duncan Good	Reject	1.4
2212.1	Sara Roy	Accept in Part	1.4
2213.1	Peter Preston	Reject	1.4
2215.1	Christopher Relling	Reject	1.4
2216.1	Wanaka Selection Limited	Accept in Part	5
2216.10	Wanaka Selection Limited	Reject	8
2216.2	Wanaka Selection Limited	Accept in Part	6.2
2216.3	Wanaka Selection Limited	Accept in Part	3.1 & 7.1
2216.4	Wanaka Selection Limited	Accept in Part	3.1 & 7.1
2216.5	Wanaka Selection Limited	Reject	8
2216.6	Wanaka Selection Limited	Accept in Part	5

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2216.7	Wanaka Selection Limited	Accept in Part	6.2
2216.8	Wanaka Selection Limited	Accept in Part	3.1 & 7.1
2216.9	Wanaka Selection Limited	Accept in Part	3.1 & 7.1
2217.1	Rachel Walker	Accept in Part	3.1 & 7.1
2219.1	Ben Acland	Accept in Part	20
2220.1	Ben Acland	Reject	7.1
2220.2	Ben Acland	Reject	20
2220.3	Ben Acland	Reject	7.1
2220.4	Ben Acland	Accept in Part	12 & 20
2220.5	Ben Acland	Accept in Part	3.1 & 7.1
2220.6	Ben Acland	Accept	3.1 & 7.1
2220.7	Ben Acland	Reject	20
2220.8	Ben Acland	Reject	1.4
2221.1	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	Accept in Part	5
2221.10	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	Reject	8
2221.11	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	Accept in Part	3.1 & 7.1
2221.12	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	Accept in Part	3.1 & 7.1
2221.2	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	Accept in Part	6.2
2221.3	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	Accept in Part	3.1 & 7.1
2221.4	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	Accept	3.1 & 7.1
2221.5	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	Reject	8
2221.6	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	Accept in Part	5

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2221.7	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	Accept in Part	6.2
2221.8	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	Accept in Part	3.1 & 7.1
2221.9	Varina Proprietary Ltd and Krook Nominees Proprietary Ltd	Accept in Part	3.1 & 7.1
2222.1	Broadview Villas Limited	Accept	14.1
2222.2	Broadview Villas Limited	Accept	14.1
2222.3	Broadview Villas Limited	Reject	9.1
2223.2	MOUNT ROSA WINES LIMITED	Accept in Part	7.5
2223.3	MOUNT ROSA WINES LIMITED	Accept in Part	1.4
2223.4	MOUNT ROSA WINES LIMITED	Accept in Part	3.1 & 6.2
2223.5	MOUNT ROSA WINES LIMITED	Reject	7.5
2223.6	MOUNT ROSA WINES LIMITED	Reject	1.4
2223.7	MOUNT ROSA WINES LIMITED	Reject	4
2225.1	Jeremy Bell Investments Limited	Reject	7.4
2225.2	Jeremy Bell Investments Limited	Reject	7.4
2225.3	Jeremy Bell Investments Limited	Accept in Part	1.4
2226.1	RSJ Tahuna Trust	Accept in Part	5
2226.10	RSJ Tahuna Trust	Accept in Part	3.1 & 7.1
2226.11	RSJ Tahuna Trust	Accept in Part	3.1 & 7.1
2226.12	RSJ Tahuna Trust	Accept in Part	3.1 & 7.1
2226.2	RSJ Tahuna Trust	Accept in Part	6.2
2226.3	RSJ Tahuna Trust	Accept in Part	6.2
2226.4	RSJ Tahuna Trust	Accept in Part	6.2
2226.5	RSJ Tahuna Trust	Accept in Part	6.2
2226.6	RSJ Tahuna Trust	Reject	6.2
2226.7	RSJ Tahuna Trust	Accept in Part	3.1 & 7.1
2226.8	RSJ Tahuna Trust	Reject	7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2226.9	RSJ Tahuna Trust	Accept in Part	6.2
2227.2	GIBBSTON HIGHWAY LIMITED	Accept in Part	7.5
2227.3	GIBBSTON HIGHWAY LIMITED	Reject	4
2227.4	GIBBSTON HIGHWAY LIMITED	Accept in Part	1.4
2227.5	GIBBSTON HIGHWAY LIMITED	Accept in Part	3.1 & 6.2
2227.6	GIBBSTON HIGHWAY LIMITED	Reject	7.5
2227.7	GIBBSTON HIGHWAY LIMITED	Reject	1.4
2228.1	T. ROVIN	Accept	14.1
2228.2	T. ROVIN	Accept	14.1
2228.3	T. ROVIN	Reject	9.1
2229.12	R & M DONALDSON	Reject	7.6
2230.1	THE ESCARPMENT LIMITED	Accept	14.1
2230.2	THE ESCARPMENT LIMITED	Accept	14.1
2230.3	THE ESCARPMENT LIMITED	Reject	9.1
2233.1	Kaye Parker	Reject	1.4
2233.2	Kaye Parker	Accept in Part	3.1 & 7.1
2233.3	Kaye Parker	Reject	3.1 & 7.1
2233.4	Kaye Parker	Accept in Part	3.1 & 7.1
2233.5	Kaye Parker	Reject	12
2233.6	Kaye Parker	Reject	3.1 & 7.1
2236.1	Steven Hobson	Accept in Part	1.4
2237.1	Anne Gardiner	Accept in Part	3.1 & 7.1
2237.2	Anne Gardiner	Reject	1.4
2237.3	Anne Gardiner	Accept in Part	1.4
2237.4	Anne Gardiner	Reject	1.4
2238.12	Nona James	Reject	14.1
2238.13	Nona James	Accept in Part	9 & 12
2238.14	Nona James	Accept in Part	1.4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2238.15	Nona James	Reject	16.1
2238.16	Nona James	Reject	15.1
2238.17	Nona James	Accept in Part	6.2
2238.18	Nona James	Accept in Part	3.1 & 7.1
2238.19	Nona James	Accept in Part	6.2
2238.2	Nona James	Reject	1.4
2238.20	Nona James	Reject	14.1
2238.21	Nona James	Reject	1.4
2238.22	Nona James	Accept in Part	1.4
2238.23	Nona James	Accept in Part	1.4
2238.24	Nona James	Reject	1.4
2238.25	Nona James	Reject	1.4
2238.26	Nona James	Reject	1.4
2238.27	Nona James	Accept in Part	1.4
2238.28	Nona James	Reject	1.4
2238.29	Nona James	Accept in Part	1.4
2238.30	Nona James	Reject	1.4
2238.31	Nona James	Accept	1.4
2238.33	Nona James	Reject	1.4
2239.9	QLDC Chief Executive - submitting on behalf of Queenstown Lakes District Council	Accept	12
2244.1	Anthony Ward	Accept in Part	1.4
2244.10	Anthony Ward	Reject	1.4
2244.11	Anthony Ward	Accept in Part	3.1 & 7.1
2245.1	Jonathan Sanders	Accept	3.1 & 7.1
2258.1	Tony and Shirley Clarry	Accept in Part	1.4
2259.1	Phoebe Crawford	Reject	1.4
2259.2	Phoebe Crawford	Reject	1.4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2265.1	Jan Garvan	Accept in Part	3.1 & 7.1
2265.2	Jan Garvan	Accept in Part	3.1 & 7.1
2267.1	Jennifer Beale	Reject	1.4
2269.1	Rachel McGregor	Accept in Part	1.4
2269.2	Rachel McGregor	Reject	7.1
2274.1	Trevor Tovey	Reject	1.4
2278.1	Chris Worth	Accept in Part	6.2
2278.2	Chris Worth	Reject	3.1 & 7.1
2278.3	Chris Worth	Reject	3.1 & 7.1
2278.4	Chris Worth	Accept in Part	6.2
2278.5	Chris Worth	Reject	3.1 & 7.1
2278.6	Chris Worth	Reject	3.1 & 7.1
2278.7	Chris Worth	Accept in Part	6.3
2278.8	Chris Worth	Reject	7.2
2278.9	Chris Worth	Reject	7.2
2279.1	Margaret Lister	Accept in Part	3.1 & 7.1
2279.2	Margaret Lister	Reject	1.4
2280.1	Anna Bright	Accept in Part	3.1 & 7.1
2283.1	John Strachan	Reject	1.4
2283.2	John Strachan	Accept in Part	3.1 & 7.1
2283.3	John Strachan	Accept in Part	3.1 & 7.1
2283.4	John Strachan	Reject	1.4
2283.5	John Strachan	Reject	1.4
2283.6	John Strachan	Reject	1.4
2284.1	Rachel Allibone	Reject	1.4
2285.1	Trade Me	Accept in Part	3.1 & 7.1
2285.2	Trade Me	Accept in Part	3.1 & 7.1
2285.3	Trade Me	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2285.4	Trade Me	Accept in Part	7.1
2287.3	Ben Calvert	Reject	1.4
2288.1	Linda Simpson	Accept in Part	3.1 & 7.1
2289.1	Karen Polglaze	Reject	4
2289.2	Karen Polglaze	Accept in Part	3.1 & 7.1
2291.17	LAKE HAYES INVESTMENTS LIMITED	Reject	7.6
2292.5	M McGuinness	Reject	7.6
2294.1	Tourism Industry Aotearoa	Reject	1.4
2295.16	Millbrook Country Club	Reject	7.7
2295.17	Millbrook Country Club	Accept	7.7
2295.18	Millbrook Country Club	Accept in Part	7.7
2302.1	Bookabach Ltd	Reject	4
2302.10	Bookabach Ltd	Reject	3.1
2302.11	Bookabach Ltd	Reject	3.1
2302.12	Bookabach Ltd	Reject	3.1
2302.13	Bookabach Ltd	Reject	3.1
2302.14	Bookabach Ltd	Reject	3.1
2302.15	Bookabach Ltd	Reject	3.1
2302.16	Bookabach Ltd	Reject	3.1
2302.17	Bookabach Ltd	Reject	3.1
2302.18	Bookabach Ltd	Accept in Part	5
2302.19	Bookabach Ltd	Accept in Part	6.2
2302.2	Bookabach Ltd	Reject	4
2302.20	Bookabach Ltd	Accept in Part	6.2
2302.21	Bookabach Ltd	Accept in Part	6.2
2302.22	Bookabach Ltd	Accept in Part	6.2
2302.23	Bookabach Ltd	Accept in Part	3.1 & 7.1
2302.24	Bookabach Ltd	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2302.25	Bookabach Ltd	Accept in Part	3.1 & 7.1
2302.26	Bookabach Ltd	Reject	3.1 & 7.1
2302.27	Bookabach Ltd	Reject	3.1 & 7.1
2302.28	Bookabach Ltd	Reject	8
2302.29	Bookabach Ltd	Accept in Part	5
2302.3	Bookabach Ltd	Reject	4
2302.30	Bookabach Ltd	Accept in Part	6.2
2302.31	Bookabach Ltd	Accept in Part	3.1 & 7.1
2302.32	Bookabach Ltd	Accept in Part	3.1 & 7.1
2302.33	Bookabach Ltd	Accept in Part	3.1 & 7.1
2302.34	Bookabach Ltd	Reject	3.1 & 7.1
2302.35	Bookabach Ltd	Reject	3.1 & 7.1
2302.36	Bookabach Ltd	Reject	3.1 & 7.1
2302.37	Bookabach Ltd	Reject	8
2302.38	Bookabach Ltd	Accept in Part	5
2302.39	Bookabach Ltd	Accept in Part	6.3
2302.4	Bookabach Ltd	Reject	4
2302.40	Bookabach Ltd	Accept in Part	6.3
2302.41	Bookabach Ltd	Reject	7.2
2302.42	Bookabach Ltd	Accept in Part	7.2
2302.43	Bookabach Ltd	Reject	7.2
2302.44	Bookabach Ltd	Accept in Part	8
2302.45	Bookabach Ltd	Accept in Part	5
2302.46	Bookabach Ltd	Accept in Part	6.2
2302.47	Bookabach Ltd	Accept in Part	6.2
2302.48	Bookabach Ltd	Accept in Part	6.2
2302.49	Bookabach Ltd	Accept in Part	6.2
	Bookabach Ltd	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2302.5	Bookabach Ltd	Reject	3.1
2302.51	Bookabach Ltd	Accept in Part	3.1 & 7.1
2302.52	Bookabach Ltd	Accept in Part	3.1 & 7.1
2302.53	Bookabach Ltd	Accept in Part	3.1 & 7.1
2302.54	Bookabach Ltd	Reject	8
2302.55	Bookabach Ltd	Accept in Part	5
2302.56	Bookabach Ltd	Accept in Part	6.2
2302.57	Bookabach Ltd	Accept in Part	6.2
2302.58	Bookabach Ltd	Accept in Part	6.2
2302.59	Bookabach Ltd	Accept in Part	6.2
2302.60	Bookabach Ltd	Accept in Part	6.2
2302.6	Bookabach Ltd	Reject	3.1
2302.61	Bookabach Ltd	Accept in Part	6.2
2302.62	Bookabach Ltd	Accept in Part	3.1 & 7.1
2302.63	Bookabach Ltd	Accept in Part	3.1 & 7.1
2302.64	Bookabach Ltd	Accept in Part	3.1 & 7.1
2302.65	Bookabach Ltd	Accept in Part	3.1 & 7.1
2302.66	Bookabach Ltd	Reject	3.1 & 7.1
2302.67	Bookabach Ltd	Reject	8
2302.68	Bookabach Ltd	Accept	7.3
2302.69	Bookabach Ltd	Accept in Part	7.3
2302.70	Bookabach Ltd	Accept	7.4
2302.7	Bookabach Ltd	Reject	3.1
2302.71	Bookabach Ltd	Accept in Part	7.4
2302.72	Bookabach Ltd	Reject	7.4 & 8
2302.73	Bookabach Ltd	Accept	7.5
2302.74	Bookabach Ltd	Accept in Part	7.5
2302.75	Bookabach Ltd	Reject	7.5

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2302.76	Bookabach Ltd	Reject	8
2302.77	Bookabach Ltd	Accept	7.5
2302.78	Bookabach Ltd	Accept in Part	7.5
2302.79	Bookabach Ltd	Reject	8
2302.80	Bookabach Ltd	Accept in Part	7.7
2302.8	Bookabach Ltd	Reject	3.1
2302.81	Bookabach Ltd	Accept in Part	7.7
2302.82	Bookabach Ltd	Reject	8
2302.83	Bookabach Ltd	Accept	7.7
2302.84	Bookabach Ltd	Accept in Part	7.7
2302.85	Bookabach Ltd	Reject	8
2302.86	Bookabach Ltd	Accept	7.7
2302.87	Bookabach Ltd	Accept in Part	7.7
2302.88	Bookabach Ltd	Reject	8
2302.89	Bookabach Ltd	Accept	7.6
2302.90	Bookabach Ltd	Accept in Part	7.6
2302.9	Bookabach Ltd	Reject	3.1
2304.1	Lynette Therese Erceg & Darryl Edward Gregory	Reject	3.1 & 7.1
2304.2	Lynette Therese Erceg & Darryl Edward Gregory	Reject	3.1 & 7.1
2304.3	Lynette Therese Erceg & Darryl Edward Gregory	Reject	3.1 & 7.1
2304.4	Lynette Therese Erceg & Darryl Edward Gregory	Reject	3.1 & 7.1
2306.1	Millbrook	Accept	7.7
2306.2	Millbrook	Accept in Part	7.7
2306.3	Millbrook	Accept in Part	7.7
2307.27	Crown Investment Trust	Reject	7.5
2307.28	Crown Investment Trust	Reject	7.5

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2307.29	Crown Investment Trust	Reject	7.5
2308.22	Jon Waterston	Reject	7.6
2310.1	Gibbston Vines Ltd	Accept in Part	N/A
2311.1	Streat Developments Limited	Accept in Part	1.4
2311.10	Streat Developments Limited	Accept	7.5
2311.1	Streat Developments Limited	Reject	12
2311.11	Streat Developments Limited	Reject	7.5
2311.2	Streat Developments Limited	Reject	4
2311.3	Streat Developments Limited	Accept in Part	4
2311.4	Streat Developments Limited	Reject	4
2311.5	Streat Developments Limited	Reject	4
2311.6	Streat Developments Limited	Reject	6.4
2311.7	Streat Developments Limited	Reject	6.4
2311.8	Streat Developments Limited	Reject	6.4
2311.9	Streat Developments Limited	Reject	6.4
2313.21	HOGANS GULLY FARM LIMITED	Reject	7.6
2314.24	STONERIDGE ESTATE LIMITED	Reject	7.6
2315.24	R G DAYMAN	Reject	7.6
2316.24	TUI TRUSTEES (2015) LIMITED	Reject	7.6
2317.24	MANDEVILLE TRUST / S LECK	Reject	7.6
2318.24	C BATCHELOR	Reject	7.6
2319.24	D D & J C DUNCAN	Reject	7.6
2320.24	G WILLS & T BURDON	Reject	7.6
2321.12	D J ROBERTSON	Reject	7.6
2322.1	Marc Scaife	Reject	12
2322.2	Marc Scaife	Accept	12
2323.1	Anna and Peter Elms and Smith	Accept in Part	4
2323.2	Anna and Peter Elms and Smith	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2323.3	Anna and Peter Elms and Smith	Accept	7.6
2323.4	Anna and Peter Elms and Smith	Accept	7.4
2323.5	Anna and Peter Elms and Smith	Accept	7.4
2324.1	Chris and Sarah Wakeman	Reject	1.4
2325.1	David Crawford	Reject	1.4
2326.2	Gerry Oudhoff and James Hennessy	Accept in Part	1.4
2326.3	Gerry Oudhoff and James Hennessy	Accept in Part	1.4
2328.1	John and Nicole Huddleston	Reject	1.4
2328.2	John and Nicole Huddleston	Accept	7.1
2328.3	John and Nicole Huddleston	Reject	1.4
2328.4	John and Nicole Huddleston	Accept in Part	7.1
2328.5	John and Nicole Huddleston	Reject	3.1 & 7.1
2330.1	Karen Alliott	Reject	4
2330.2	Karen Alliott	Accept in Part	3.1 & 7.1
2331.1	Martin Morris	Reject	1.4
2333.1	Michael and Susan Baker and Speight	Accept in Part	3.1 & 7.1
2333.2	Michael and Susan Baker and Speight	Accept in Part	3.1 & 7.1
2333.3	Michael and Susan Baker and Speight	Accept in Part	3.1 & 7.1
2333.4	Michael and Susan Baker and Speight	Reject	8
2333.5	Michael and Susan Baker and Speight	Reject	1.4
2336.34	Ngai Tahu Property Limited	Accept in Part	1.4
2336.35	Ngai Tahu Property Limited	Accept in Part	4
2336.36	Ngai Tahu Property Limited	Accept	7.3
2336.37	Ngai Tahu Property Limited	Accept in Part	7.3
2337.1	QRC Lodge Ltd	Accept in Part	6.3
2337.2	QRC Lodge Ltd	Accept in Part	9.1
2337.3	QRC Lodge Ltd	Accept in Part	8
2339.1	Safari Group of Companies Limited	Reject	9.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2339.2	Safari Group of Companies Limited	Reject	9.1
2339.3	Safari Group of Companies Limited	Reject	9.1
2340.1	Scott Gralow	Reject	1.4
2342.1	Te Wanaka Lodge Limited	Reject	1.4
2342.2	Te Wanaka Lodge Limited	Accept in Part	3.1 & 7.1
2342.3	Te Wanaka Lodge Limited	Reject	1.4
2342.4	Te Wanaka Lodge Limited	Reject	4
2342.5	Te Wanaka Lodge Limited	Accept in Part	3.1 & 7.1
2342.6	Te Wanaka Lodge Limited	Accept in Part	7.1
2344.1	Bobs Cove Developments Limited	Reject	12
2345.1	Amanda Murray	Reject	1.4
2348.1	Suzanne Moseby	Reject	1.4
2349.11	Sean McLeod	Reject	1.4
2349.12	Sean McLeod	Reject	12
2349.14	Sean McLeod	Reject	4
2349.15	Sean McLeod	Accept in Part	6.2
2349.16	Sean McLeod	Accept in Part	1.4
2349.17	Sean McLeod	Reject	3.1 & 7.1
2349.18	Sean McLeod	Reject	8
2349.22	Sean McLeod	Reject	3.1 & 7.1
2351.1	Linda Worth	Accept in Part	7.1
2351.2	Linda Worth	Reject	3.1 & 7.1
2351.3	Linda Worth	Accept in Part	3.1 & 7.1
2351.4	Linda Worth	Reject	3.1 & 7.1
2351.5	Linda Worth	Accept in Part	7.2
2352.1	Tim Baty	Reject	7.7
2352.2	Tim Baty	Reject	1.4
2353.2	Sean Brennan	Reject	1.4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2353.3	Sean Brennan	Reject	1.4
2354.1	Bruce Brogden	Reject	1.4
2357.2	Christine Byrch	Accept	7.1
2357.3	Christine Byrch	Accept in Part	4
2357.4	Christine Byrch	Accept	12
2357.5	Christine Byrch	Accept	12
2357.6	Christine Byrch	Accept	12
2359.1	J & M Dugdale	Accept in Part	3.1 & 7.1
2359.2	J & M Dugdale	Reject	4
2359.3	J & M Dugdale	Accept	3.1 & 7.1
2359.4	J & M Dugdale	Reject	1.4
2361.1	Inga Smith	Accept in Part	16.1
2362.1	Annette Richards	Reject	1.4
2362.2	Annette Richards	Reject	1.4
2362.3	Annette Richards	Accept in Part	3.1 & 7.1
2364.1	Will Oswald	Accept in Part	3.1 & 7.1
2365.1	Eddie Schurmann	Reject	1.4
2366.1	Tam Schurmann	Reject	1.4
2368.2	Karen Page	Accept in Part	3.1 & 7.1
2368.3	Karen Page	Accept in Part	7.7
2368.4	Karen Page	Accept in Part	7.5
2370.1	Angela O''Toole	Reject	1.4
2371.1	Heidi Ross	Accept in Part	1.4
2372.1	Fisken & Associates	Accept in Part	1.4
2372.10	Fisken & Associates	Accept in Part	6.2
2372.11	Fisken & Associates	Accept in Part	6.2
2372.12	Fisken & Associates	Reject	3.1 & 7.1
2372.13	Fisken & Associates	Reject	9.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2372.14	Fisken & Associates	Reject	9.1
2372.15	Fisken & Associates	Reject	3.1 & 7.1
2372.16	Fisken & Associates	Reject	3.1 & 7.1
2372.17	Fisken & Associates	Accept	8
2372.18	Fisken & Associates	Accept in Part	5
2372.19	Fisken & Associates	Accept in Part	6.2
2372.2	Fisken & Associates	Reject	4
2372.20	Fisken & Associates	Accept in Part	6.2
2372.21	Fisken & Associates	Reject	6.2
2372.22	Fisken & Associates	Accept in Part	6.2
2372.23	Fisken & Associates	Accept in Part	6.2
2372.24	Fisken & Associates	Reject	3.1 & 7.1
2372.25	Fisken & Associates	Reject	3.1 & 7.1
2372.26	Fisken & Associates	Accept	8
2372.27	Fisken & Associates	Reject	5
2372.28	Fisken & Associates	Reject	6.3
2372.29	Fisken & Associates	Reject	6.3
2372.3	Fisken & Associates	Reject	4
2372.30	Fisken & Associates	Reject	6.3
2372.31	Fisken & Associates	Reject	6.3
2372.32	Fisken & Associates	Accept in Part	6.2
2372.33	Fisken & Associates	Reject	7.2
2372.34	Fisken & Associates	Reject	9.1
2372.35	Fisken & Associates	Reject	7.2
2372.36	Fisken & Associates	Accept in Part	8
2372.37	Fisken & Associates	Accept in Part	5
2372.38	Fisken & Associates	Reject	N/A
2372.39	Fisken & Associates	Reject	N/A

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2372.4	Fisken & Associates	Reject	4
2372.40	Fisken & Associates	Reject	6.2
2372.41	Fisken & Associates	Reject	N/A
2372.42	Fisken & Associates	Reject	6.2
2372.43	Fisken & Associates	Reject	6.2
2372.44	Fisken & Associates	Reject	3.1 & 7.1
2372.45	Fisken & Associates	Reject	9.1
2372.46	Fisken & Associates	Reject	3.1 & 7.1
2372.47	Fisken & Associates	Accept	8
2372.48	Fisken & Associates	Reject	6.4
2372.49	Fisken & Associates	Reject	6.4
2372.5	Fisken & Associates	Reject	4
2372.50	Fisken & Associates	Reject	6.4
2372.51	Fisken & Associates	Reject	6.4
2372.52	Fisken & Associates	Reject	6.4
2372.53	Fisken & Associates	Reject	6.4
2372.54	Fisken & Associates	Reject	7.5
2372.55	Fisken & Associates	Reject	7.5
2372.56	Fisken & Associates	Reject	7.5
2372.57	Fisken & Associates	Reject	7.5
2372.58	Fisken & Associates	Reject	8
2372.59	Fisken & Associates	Reject	12
2372.6	Fisken & Associates	Accept in Part	5
2372.60	Fisken & Associates	Reject	12
2372.61	Fisken & Associates	Reject	12
2372.62	Fisken & Associates	Reject	12
2372.63	Fisken & Associates	Reject	12
2372.64	Fisken & Associates	Reject	12

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2372.7	Fisken & Associates	Accept in Part	6.2
2372.8	Fisken & Associates	Accept in Part	6.2
2372.9	Fisken & Associates	Accept in Part	6.2
2375.1	Church Street Trustee Limited	Accept in Part	1.4
2375.10	Church Street Trustee Limited	Reject	6.2
2375.11	Church Street Trustee Limited	Reject	3.1 & 7.1
2375.12	Church Street Trustee Limited	Reject	9.1
2375.13	Church Street Trustee Limited	Reject	3.1 & 7.1
2375.14	Church Street Trustee Limited	Reject	3.1 & 7.1
2375.15	Church Street Trustee Limited	Reject	3.1 & 7.1
2375.16	Church Street Trustee Limited	Accept	8
2375.2	Church Street Trustee Limited	Reject	12
2375.5	Church Street Trustee Limited	Reject	4
2375.6	Church Street Trustee Limited	Reject	4
2375.7	Church Street Trustee Limited	Reject	4
2375.8	Church Street Trustee Limited	Reject	4
2375.9	Church Street Trustee Limited	Accept in Part	5
2376.55	Darby Planning LP	Reject	4
2376.56	Darby Planning LP	Accept in Part	7.7
2376.57	Darby Planning LP	Reject	7.4
2376.58	Darby Planning LP	Reject	7.5
2376.59	Darby Planning LP	Reject	7.6
2376.60	Darby Planning LP	Reject	7.7
2376.61	Darby Planning LP	Reject	7.4
2376.62	Darby Planning LP	Reject	7.5
2376.63	Darby Planning LP	Reject	7.6
2376.64	Darby Planning LP	Reject	7.7
2376.65	Darby Planning LP	Reject	7.4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2376.66	Darby Planning LP	Reject	7.5
2376.67	Darby Planning LP	Reject	7.6
2376.68	Darby Planning LP	Reject	7.7
2379.1	Glencoe Station Ltd	Reject	4
2379.2	Glencoe Station Ltd	Reject	7.4
2379.3	Glencoe Station Ltd	Reject	7.4
2379.4	Glencoe Station Ltd	Reject	7.4
2381.31	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Reject	4
2381.32	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept in Part	7.7
2381.33	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	7.7
2381.34	Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd	Accept	7.7
2382.24	Glendhu Bay Trustees Ltd	Reject	4
2382.25	Glendhu Bay Trustees Ltd	Reject	7.4
2382.26	Glendhu Bay Trustees Ltd	Reject	7.4
2382.27	Glendhu Bay Trustees Ltd	Reject	7.4
2383.4	Mt Christina Ltd	Reject	7.5
2383.5	Mt Christina Ltd	Reject	7.5
2383.6	Mt Christina Ltd	Reject	7.5
2385.10	BOXER HILLS TRUST	Reject	7.6
2386.12	BOXER HILL TRUST	Reject	7.6
2386.13	BOXER HILL TRUST	Reject	7.6
2387.11	TROJAN HELMET LIMITED	Reject	7.6
2387.12	TROJAN HELMET LIMITED	Reject	7.6
2388.15	WATERFALL PARK DEVELOPMENTS LIMITED	Reject	7.6
2390.1	Airbnb	Reject	1.4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2390.2	Airbnb	Reject	3.1 & 7.1
2390.3	Airbnb	Reject	4
2390.4	Airbnb	Accept in Part	1.4 & 3.1
2390.5	Airbnb	Accept in Part	4
2390.6	Airbnb	Reject	3.1 & 7.1
2390.7	Airbnb	Reject	3.1 & 7.1
2390.8	Airbnb	Reject	8
2393.1	Stuart Rogers	Reject	1.4
2394.1	Alex Wilson	Reject	1.4
2395.1	Richard Howarth	Accept in Part	3.1 & 7.1
2396.1	Adrienne Kendall	Reject	3.1 & 7.1
2396.2	Adrienne Kendall	Reject	4
2396.3	Adrienne Kendall	Accept in Part	3.1 & 7.1
2396.4	Adrienne Kendall	Reject	9.1
2396.5	Adrienne Kendall	Accept in Part	7.4
2396.6	Adrienne Kendall	Reject	7.2
2396.7	Adrienne Kendall	Reject	8
2396.8	Adrienne Kendall	Reject	1.4
2399.1	Aim Luangcharoen	Reject	1.4
2399.10	Aim Luangcharoen	Reject	8
2399.11	Aim Luangcharoen	Reject	7.2
2399.12	Aim Luangcharoen	Accept	7.1
2399.13	Aim Luangcharoen	Reject	7.5
2399.2	Aim Luangcharoen	Reject	4
2399.3	Aim Luangcharoen	Reject	1.4
2399.4	Aim Luangcharoen	Accept in Part	3.1 & 7.1
2399.5	Aim Luangcharoen	Accept in Part	3.1 & 7.1
2399.6	Aim Luangcharoen	Accept	7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2399.7	Aim Luangcharoen	Accept in Part	3.1 & 7.1 - 7.7
2399.8	Aim Luangcharoen	Accept in Part	7.4
2399.9	Aim Luangcharoen	Reject	7.5
2402.1	Larry Hill	Reject	1.4
2404.1	Matagouri Spirit Limited	Accept in Part	12
2406.1	Jill Gardiner	Reject	1.4
2407	Glen Dene Limited and Sarah Burdon	Reject	18.1
2409.1	Trilane Industries Limited	Accept in Part	4
2409.2	Trilane Industries Limited	Accept in Part	1.4
2411.1	Niki Gladding	Reject	4
2415.1	Justin Worth	Reject	1.4
2416.1	Julian Lynn	Reject	1.4
2420.1	Rosalyn Denton	Reject	1.4
2421.1	Paul Parker	Accept in Part	1.4 & 3.1 & 7.1
2421.2	Paul Parker	Accept in Part	1.4
2421.3	Paul Parker	Accept in Part	3.1 & 7.1 - 7.7
2427.1	Mirian Acunha	Reject	1.4
2427.10	Mirian Acunha	Reject	7.2
2427.11	Mirian Acunha	Reject	7.3
2427.12	Mirian Acunha	Reject	8
2427.2	Mirian Acunha	Reject	4
2427.3	Mirian Acunha	Reject	4
2427.4	Mirian Acunha	Reject	4
2427.5	Mirian Acunha	Accept in Part	3.1 & 7.1
2427.6	Mirian Acunha	Accept in Part	3.1 & 7.1
2427.7	Mirian Acunha	Accept in Part	3.1 & 7.1 - 7.7
2427.8	Mirian Acunha	Accept in Part	7.4
2427.9	Mirian Acunha	Reject	7.5

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2428.1	Nick Cameron	Reject	1.4
2428.10	Nick Cameron	Reject	7.5
2428.11	Nick Cameron	Reject	7.2
2428.12	Nick Cameron	Reject	7.3
2428.13	Nick Cameron	Reject	8
2428.2	Nick Cameron	Accept	1.4
2428.3	Nick Cameron	Reject	4
2428.4	Nick Cameron	Reject	4
2428.5	Nick Cameron	Reject	4
2428.6	Nick Cameron	Accept in Part	3.1 & 7.1 - 7.7
2428.7	Nick Cameron	Accept in Part	3.1 & 7.1 - 7.7
2428.8	Nick Cameron	Accept in Part	3.1 & 7.1 - 7.7
2428.9	Nick Cameron	Accept in Part	7.4
2429.1	Peter Howe	Accept in Part	3.1 & 7.1
2429.2	Peter Howe	Reject	4
2431.1	Peter Stanton	Reject	1.4
2431.10	Peter Stanton	Reject	7.5
2431.11	Peter Stanton	Reject	7.5
2431.12	Peter Stanton	Reject	7.2
2431.13	Peter Stanton	Reject	7.3
2431.14	Peter Stanton	Reject	8
2431.2	Peter Stanton	Reject	4
2431.3	Peter Stanton	Reject	4
2431.4	Peter Stanton	Reject	4
2431.5	Peter Stanton	Accept in Part	3.1 & 7.1
2431.6	Peter Stanton	Accept in Part	3.1 & 7.1
2431.7	Peter Stanton	Accept in Part	3.1 & 7.1 - 7.7
2431.8	Peter Stanton	Accept in Part	7.4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2431.9	Peter Stanton	Accept in Part	7.4
2432.1	Philip David Marsden	Reject	1.4
2432.2	Philip David Marsden	Reject	4
2432.3	Philip David Marsden	Reject	4
2432.4	Philip David Marsden	Reject	4
2434.1	Robert Heward and Karen Suh	Accept in Part	3.1 & 7.1
2434.2	Robert Heward and Karen Suh	Accept in Part	6.2
2435.1	S Kirby	Reject	4
2435.2	S Kirby	Accept in Part	3.1 & 7.1
2436.1	Sandra Bender	Reject	1.4
2438.1	Stuart Clark	Reject	4
2438.10	Stuart Clark	Accept in Part	7.4
2438.11	Stuart Clark	Reject	7.2
2438.12	Stuart Clark	Reject	7.3
2438.13	Stuart Clark	Reject	8
2438.14	Stuart Clark	Reject	1.4
2438.2	Stuart Clark	Reject	4
2438.3	Stuart Clark	Reject	4
2438.4	Stuart Clark	Accept in Part	3.1 & 7.1
2438.5	Stuart Clark	Accept in Part	3.1 & 7.1
2438.6	Stuart Clark	Accept in Part	3.1 & 7.1 - 7.7
2438.7	Stuart Clark	Reject	7.5
2438.8	Stuart Clark	Reject	7.5
2438.9	Stuart Clark	Accept in Part	7.4
2441.1	Toby Crawford	Reject	1.4
2443.1	Brian Reeve	Reject	1.4
2448.1	Millennium & Copthorne Hotels NZ Ltd	Accept in Part	13.1
2450.1	Mount Crystal Limited	Accept	12.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
	Mount Crystal Limited	Accept in Part	9.1
2450.3	Mount Crystal Limited	Accept	8
2450.4	Mount Crystal Limited	Accept in Part	9.1
2450.5	Mount Crystal Limited	Accept	8
2450.6	Mount Crystal Limited	Accept in Part	7.2
2450.7	Mount Crystal Limited	Accept in Part	4
2450.8	Mount Crystal Limited	Accept	8
2451.1	Nicole and Harald Schwefel	Reject	1.4
2452.1	Nirvana Trust	N/A	N/A
2453.1	N W Cashmore	Accept	14.1
2453.36	N W Cashmore	Accept	14.1
2455.30	Otago Fish and Game Council	Accept in Part	4
2455.31	Otago Fish and Game Council	Accept in Part	7.4
2455.32	Otago Fish and Game Council	Accept in Part	7.5
2455.33	Otago Fish and Game Council	Accept in Part	7.5
2455.34	Otago Fish and Game Council	Accept in Part	7.7
2455.9	Otago Fish and Game Council	Accept in Part	7.6
2456.1	Passion Cove Limited	Reject	7.2
2456.2	Passion Cove Limited	Reject	12
2463.1	Rachel Mahon	Reject	4
2463.2	Rachel Mahon	Accept in Part	3.1 & 7.1
2466.101	Real Journeys Ltd	Reject	3.1 & 7.1
2466.102	Real Journeys Ltd	Reject	3.1 & 7.1
2466.103	Real Journeys Ltd	Reject	3.1 & 7.1
2466.104	Real Journeys Ltd	Reject	3.1 & 7.1
2466.105	Real Journeys Ltd	Reject	7.2
2466.106	Real Journeys Ltd	Reject	7.2
2466.107	Real Journeys Ltd	Reject	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2466.108	Real Journeys Ltd	Reject	3.1 & 7.1
2466.109	Real Journeys Ltd	Reject	3.1 & 7.1
2466.110	Real Journeys Ltd	Reject	3.1 & 7.1
2466.111	Real Journeys Ltd	Reject	7.3
2466.112	Real Journeys Ltd	Reject	7.3
2466.113	Real Journeys Ltd	Reject	7.7
2466.114	Real Journeys Ltd	Reject	7.7
2466.115	Real Journeys Ltd	Reject	7.7
2466.116	Real Journeys Ltd	Reject	7.7
2466.117	Real Journeys Ltd	Reject	7.7
2466.118	Real Journeys Ltd	Reject	7.7
2466.13	Real Journeys Ltd	Reject	1.4
2466.14	Real Journeys Ltd	Reject	7.1
2469.1	Richard and Nicky Wells	Reject	4
2469.2	Richard and Nicky Wells	Accept in Part	3.1 & 7.1
2473.1	Sarah Gibson	Reject	4
2473.2	Sarah Gibson	Accept in Part	3.1 & 7.1
2474.1	Shundi Customs Limited	Accept in Part	13.1
2476.1	Speargrass Commercial Limited	Reject	12
2476.2	Speargrass Commercial Limited	Reject	12
2476.3	Speargrass Commercial Limited	Reject	7.2
2480.6	Walrus Jack Trustee Limited	Reject	N/A
2481.1	William Jin	Reject	1.4
2481.10	William Jin	Reject	7.2
2481.11	William Jin	Reject	7.3
2481.12	William Jin	Reject	8
2481.13	William Jin	Reject	1.4
2481.2	William Jin	Accept	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2481.3	William Jin	Reject	4
2481.4	William Jin	Reject	1.4
2481.5	William Jin	Accept in Part	3.1 & 7.1
2481.6	William Jin	Accept in Part	3.1 & 7.1 - 7.7
2481.7	William Jin	Reject	9.1
2481.8	William Jin	Accept in Part	7.4
2481.9	William Jin	Reject	7.5
2486.1	Debra Murray	Reject	1.4
2487.15	BSTGT Limited	Reject	7.6
2487.16	BSTGT Limited	Reject	7.6
2487.17	BSTGT Limited	Reject	1.4
2491.1	Phillipa Crawford	Reject	1.4
2492.100	Cardrona Alpine Resort Limited	Reject	7.2
2492.101	Cardrona Alpine Resort Limited	Reject	3.1 & 7.1
2492.102	Cardrona Alpine Resort Limited	Reject	3.1 & 7.1
2492.103	Cardrona Alpine Resort Limited	Reject	3.1 & 7.1
2492.104	Cardrona Alpine Resort Limited	Reject	3.1 & 7.1
2492.105	Cardrona Alpine Resort Limited	Reject	7.3
2492.106	Cardrona Alpine Resort Limited	Reject	7.3
2492.107	Cardrona Alpine Resort Limited	Reject	7.7
2492.108	Cardrona Alpine Resort Limited	Reject	7.7
2492.109	Cardrona Alpine Resort Limited	Reject	7.7
2492.110	Cardrona Alpine Resort Limited	Reject	7.7
2492.111	Cardrona Alpine Resort Limited	Reject	7.7
2492.112	Cardrona Alpine Resort Limited	Reject	7.7
2492.8	Cardrona Alpine Resort Limited	Reject	N/A
2492.95	Cardrona Alpine Resort Limited	Reject	3.1 & 7.1
2492.96	Cardrona Alpine Resort Limited	Reject	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2492.97	Cardrona Alpine Resort Limited	Reject	3.1 & 7.1
2492.98	Cardrona Alpine Resort Limited	Reject	3.1 & 7.1
2492.99	Cardrona Alpine Resort Limited	Reject	7.2
2493.14	Skyline Enterprises Limited	Accept	7.2
2493.15	Skyline Enterprises Limited	Accept in Part	6.3
2493.16	Skyline Enterprises Limited	Accept in Part	6.3
2493.17	Skyline Enterprises Limited	Accept in Part	6.3
2493.18	Skyline Enterprises Limited	Accept in Part	6.3
2493.19	Skyline Enterprises Limited	Accept in Part	6.3
2493.20	Skyline Enterprises Limited	Accept in Part	9.1
2493.21	Skyline Enterprises Limited	Accept in Part	8
2494.100	Te Anau Developments Limited	Reject	3.1 & 7.1
2494.101	Te Anau Developments Limited	Reject	3.1 & 7.1
2494.102	Te Anau Developments Limited	Reject	3.1 & 7.1
2494.103	Te Anau Developments Limited	Reject	7.2
2494.104	Te Anau Developments Limited	Reject	7.2
2494.105	Te Anau Developments Limited	Reject	3.1 & 7.1
2494.106	Te Anau Developments Limited	Reject	3.1 & 7.1
2494.107	Te Anau Developments Limited	Reject	3.1 & 7.1
2494.108	Te Anau Developments Limited	Reject	3.1 & 7.1
2494.109	Te Anau Developments Limited	Reject	7.3
2494.11	Te Anau Developments Limited	Reject	1.4
2494.110	Te Anau Developments Limited	Reject	7.3
2494.111	Te Anau Developments Limited	Reject	7.7
2494.112	Te Anau Developments Limited	Reject	7.7
2494.113	Te Anau Developments Limited	Reject	7.7
2494.114	Te Anau Developments Limited	Reject	7.7
2494.115	Te Anau Developments Limited	Reject	7.7

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2494.116	Te Anau Developments Limited	Reject	7.7
2494.12	Te Anau Developments Limited	Reject	7.1
2494.99	Te Anau Developments Limited	Reject	3.1 & 7.1
2495.12	Young Changemakers - Wakatipu Youth Trust Advisory Group	Accept in Part	1.4
2495.5	Young Changemakers - Wakatipu Youth Trust Advisory Group	Accept in Part	1.4
2503.1	Andrea Edghill	Reject	1.4
2506.1	Arthurs Point Partnership	N/A	N/A
2507.1	Astride Morozovs	Reject	4
2507.2	Astride Morozovs	Accept in Part	3.1 & 7.1
2507.3	Astride Morozovs	Accept in Part	3.1 & 7.1
2507.4	Astride Morozovs	Accept in Part	3.1 & 7.1 - 7.7
2507.5	Astride Morozovs	Reject	1.4
2514.1	Steven Worley	Reject	1.4
2521.1	Campbell Bevan	Accept in Part	3.1 & 7.1
2521.2	Campbell Bevan	Accept in Part	3.1 & 7.1
2522.1	Catherine Stewart	Reject	1.4
2524.10	Coherent Hotel Limited	Accept in Part	6.2
2524.1	Coherent Hotel Limited	Accept	16.1
2524.11	Coherent Hotel Limited	Accept in Part	6.2
2524.12	Coherent Hotel Limited	Accept in Part	6.2
2524.13	Coherent Hotel Limited	Accept in Part	6.2
2524.14	Coherent Hotel Limited	Accept in Part	6.2
2524.15	Coherent Hotel Limited	Accept	9.1
2524.16	Coherent Hotel Limited	Accept in Part	9.1
2524.17	Coherent Hotel Limited	Reject	9.1
2524.18	Coherent Hotel Limited	Accept	8
2524.19	Coherent Hotel Limited	Accept in Part	5

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2524.20	Coherent Hotel Limited	Accept in Part	6.2
2524.2	Coherent Hotel Limited	Accept	16.1
2524.21	Coherent Hotel Limited	Accept in Part	6.2
2524.22	Coherent Hotel Limited	Reject	6.2
2524.23	Coherent Hotel Limited	Accept in Part	6.2
2524.24	Coherent Hotel Limited	Accept in Part	6.2
2524.25	Coherent Hotel Limited	Accept in Part	6.2
2524.26	Coherent Hotel Limited	Accept in Part	6.2
2524.27	Coherent Hotel Limited	Accept in Part	6.2
2524.28	Coherent Hotel Limited	Accept in Part	9.1
2524.29	Coherent Hotel Limited	Accept in Part	9.1
2524.3	Coherent Hotel Limited	Accept in Part	4
2524.30	Coherent Hotel Limited	Reject	9.1
2524.31	Coherent Hotel Limited	Accept	8
2524.4	Coherent Hotel Limited	Accept	4
2524.5	Coherent Hotel Limited	Accept in Part	4
2524.6	Coherent Hotel Limited	Accept in Part	5
2524.7	Coherent Hotel Limited	Accept in Part	6.2
2524.8	Coherent Hotel Limited	Accept in Part	6.2
2524.9	Coherent Hotel Limited	Accept in Part	6.2
2528.1	Lake Wanaka Managed Accommodation	Reject	1.4
2531.1	Liz La Roche	Reject	1.4
2533.1	Louise Gooding	Reject	1.4
2536.1	Mark Hillary	Reject	1.4
2537.1	Norman Castles	Reject	4
2537.2	Norman Castles	Accept in Part	3.1 & 7.1
2538.107	NZ Transport Agency	Accept in Part	5
2538.108	NZ Transport Agency	Accept in Part	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2538.109	NZ Transport Agency	Accept in Part	6.2
2538.110	NZ Transport Agency	Accept in Part	6.2
2538.111	NZ Transport Agency	Accept in Part	3.1 & 7.1
2538.112	NZ Transport Agency	Accept in Part	5
2538.113	NZ Transport Agency	Accept in Part	6.2
2538.114	NZ Transport Agency	Accept in Part	6.2
2538.115	NZ Transport Agency	Accept in Part	6.2
2538.116	NZ Transport Agency	Accept in Part	3.1 & 7.1
2538.117	NZ Transport Agency	Accept in Part	5
2538.118	NZ Transport Agency	Accept in Part	6.3
2538.119	NZ Transport Agency	Accept in Part	6.3
2538.120	NZ Transport Agency	Accept in Part	6.3
2538.121	NZ Transport Agency	Accept in Part	5
2538.122	NZ Transport Agency	Accept in Part	6.2
2538.123	NZ Transport Agency	Accept in Part	6.2
2538.124	NZ Transport Agency	Accept in Part	6.2
2538.125	NZ Transport Agency	Accept in Part	3.1 & 7.1
2538.126	NZ Transport Agency	Accept in Part	7.5
2538.127	NZ Transport Agency	Accept in Part	7.7
2538.8	NZ Transport Agency	Accept in Part	7.6
2540.28	Federated Farmers of New Zealand	Accept	7.6
2540.60	Federated Farmers of New Zealand	Accept in Part	4
2540.61	Federated Farmers of New Zealand	Accept	7.4
2540.62	Federated Farmers of New Zealand	Accept in Part	7.4
2540.63	Federated Farmers of New Zealand	Accept	7.4
2540.64	Federated Farmers of New Zealand	Reject	7.4
2545.1	Garth Makowski	Reject	1.4
2547.2	Gibbston Valley Station	Reject	4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2552.1	Greenwood Group Ltd	Accept in Part	13.1
2556.1	Hospitality New Zealand	Accept in Part	1.4
2556.2	Hospitality New Zealand	Accept in Part	4
2556.3	Hospitality New Zealand	Accept in Part	1.4
2556.4	Hospitality New Zealand	Reject	4
2556.5	Hospitality New Zealand	Reject	1.4
2560.1	Jade Lake Queenstown Ltd	Reject	12
2560.2	Jade Lake Queenstown Ltd	Reject	9.1
2561.1	Sandra & Jason Walker	Reject	4
2561.2	Sandra & Jason Walker	Accept	3.1 & 7.1
2561.3	Sandra & Jason Walker	Reject	1.4
2565.1	Judy Murphy	Reject	1.4
2565.10	Judy Murphy	Reject	7.3
2565.11	Judy Murphy	Reject	8
2565.2	Judy Murphy	Reject	4
2565.3	Judy Murphy	Reject	4
2565.4	Judy Murphy	Reject	4
2565.5	Judy Murphy	Accept in Part	3.1 & 7.1
2565.6	Judy Murphy	Accept in Part	3.1 & 7.1
2565.7	Judy Murphy	Accept in Part	3.1 & 7.1 - 7.7
2565.8	Judy Murphy	Accept in Part	7.4 - 7.5
2565.9	Judy Murphy	Reject	7.2
2566.1	Julie Carlaw-Hillary	Reject	1.4
2567.4	Kirsty MacTaggart and Justin Crane	Reject	12
2567.5	Kirsty MacTaggart and Justin Crane	N/A	N/A
2570.1	Kristy Topp	Reject	1.4
2570.2	Kristy Topp	Reject	4
2570.3	Kristy Topp	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2570.4	Kristy Topp	Accept in Part	3.1 & 7.1
2570.5	Kristy Topp	Accept in Part	3.1 & 7.1 - 7.7
2570.6	Kristy Topp	Accept in Part	7.4 - 7.5
2570.7	Kristy Topp	Accept in Part	7.2 - 7.3
2570.8	Kristy Topp	Reject	8
2571.1	Ian Norman	Accept in Part	1.4
2572.1	Jan Atkinson	Reject	1.4
2573.1	Heather Juergensen	Accept in Part	3.1 & 7.1 - 7.7
2573.2	Heather Juergensen	Accept	3.1 & 7.1
2573.3	Heather Juergensen	Accept in Part	3.1 & 7.1
2573.4	Heather Juergensen	Reject	3.1 & 7.1
2574.1	Brian & Ethel Dawson	Reject	1.4
2581.101	Go Orange Limited	Reject	3.1 & 7.1
2581.102	Go Orange Limited	Reject	3.1 & 7.1
2581.103	Go Orange Limited	Reject	3.1 & 7.1
2581.104	Go Orange Limited	Reject	3.1 & 7.1
2581.105	Go Orange Limited	Reject	7.2
2581.106	Go Orange Limited	Reject	7.2
2581.107	Go Orange Limited	Reject	3.1 & 7.1
2581.108	Go Orange Limited	Reject	3.1 & 7.1
2581.109	Go Orange Limited	Reject	3.1 & 7.1
2581.110	Go Orange Limited	Reject	3.1 & 7.1
2581.111	Go Orange Limited	Reject	7.3
2581.112	Go Orange Limited	Reject	7.3
2581.113	Go Orange Limited	Reject	7.7
2581.114	Go Orange Limited	Reject	7.7
2581.115	Go Orange Limited	Reject	7.7
2581.116	Go Orange Limited	Reject	7.7

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2581.117	Go Orange Limited	Reject	7.7
2581.118	Go Orange Limited	Reject	7.7
2581.13	Go Orange Limited	Reject	1.4
2581.14	Go Orange Limited	Reject	7.1
2582.1	John Edmonds & Associates	Reject	12
2583.1	Maurice Joseph Murphy	Reject	1.4
2583.2	Maurice Joseph Murphy	Reject	4
2583.3	Maurice Joseph Murphy	Accept in Part	3.1 & 7.1
2583.4	Maurice Joseph Murphy	Accept in Part	3.1 & 7.1
2583.5	Maurice Joseph Murphy	Accept in Part	3.1 & 7.1 - 7.7
2583.6	Maurice Joseph Murphy	Accept in Part	7.4 - 7.5
2583.7	Maurice Joseph Murphy	Accept in Part	7.2 - 7.3
2583.8	Maurice Joseph Murphy	Reject	8
2584.40	Slopehill Properties Limited	Accept in Part	7.6
2588.1	Kate Craighbrown	Reject	1.4
2588.2	Kate Craighbrown	Reject	4
2588.3	Kate Craighbrown	Accept in Part	3.1 & 7.1
2588.4	Kate Craighbrown	Accept in Part	3.1 & 7.1
2588.5	Kate Craighbrown	Accept in Part	3.1 & 7.1 - 7.7
2588.6	Kate Craighbrown	Accept in Part	7.4 - 7.5
2588.7	Kate Craighbrown	Accept in Part	7.2 - 7.3
2588.8	Kate Craighbrown	Reject	8
2591.5	M & C Burgess	Accept in Part	3.1 & 7.1
2592.1	MajorDomo Limited	Reject	4
2592.10	MajorDomo Limited	Accept in Part	6.2
2592.11	MajorDomo Limited	Accept in Part	6.2
2592.12	MajorDomo Limited	Accept in Part	6.2
2592.13	MajorDomo Limited	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2592.14	MajorDomo Limited	Reject	5
2592.15	MajorDomo Limited	Reject	6.2
2592.16	MajorDomo Limited	Reject	6.2
2592.17	MajorDomo Limited	Reject	6.2
2592.18	MajorDomo Limited	Accept in Part	6.2
2592.19	MajorDomo Limited	Accept in Part	6.2
2592.2	MajorDomo Limited	Reject	4
2592.20	MajorDomo Limited	Accept in Part	6.2
2592.21	MajorDomo Limited	Accept in Part	6.2
2592.22	MajorDomo Limited	Accept in Part	3.1 & 7.1
2592.23	MajorDomo Limited	Accept in Part	5
2592.24	MajorDomo Limited	Accept in Part	6.3
2592.25	MajorDomo Limited	Reject	6.3
2592.26	MajorDomo Limited	Accept in Part	7.2
2592.27	MajorDomo Limited	Accept	8
2592.28	MajorDomo Limited	Accept in Part	5
2592.29	MajorDomo Limited	Accept in Part	6.2
2592.3	MajorDomo Limited	Reject	4
2592.30	MajorDomo Limited	Reject	6.2
2592.31	MajorDomo Limited	Reject	6.2
2592.32	MajorDomo Limited	Accept in Part	6.2
2592.33	MajorDomo Limited	Accept in Part	6.2
2592.34	MajorDomo Limited	Accept in Part	6.2
2592.35	MajorDomo Limited	Accept in Part	6.2
2592.36	MajorDomo Limited	Accept in Part	3.1 & 7.1
2592.37	MajorDomo Limited	Accept in Part	5
2592.38	MajorDomo Limited	Reject	6.2
2592.39	MajorDomo Limited	Reject	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2592.4	MajorDomo Limited	Reject	4
2592.40	MajorDomo Limited	Reject	6.2
2592.41	MajorDomo Limited	Accept in Part	6.2
2592.42	MajorDomo Limited	Accept in Part	6.2
2592.43	MajorDomo Limited	Accept in Part	6.2
2592.44	MajorDomo Limited	Reject	6.2
2592.45	MajorDomo Limited	Accept in Part	3.1 & 7.1
2592.46	MajorDomo Limited	Accept in Part	7.3
2592.47	MajorDomo Limited	Accept in Part	7.4
2592.48	MajorDomo Limited	Accept in Part	7.5
2592.49	MajorDomo Limited	Accept in Part	7.5
2592.5	MajorDomo Limited	Accept in Part	5
2592.50	MajorDomo Limited	Accept in Part	7.7
2592.51	MajorDomo Limited	Reject	7.7
2592.52	MajorDomo Limited	Accept in Part	7.7
2592.53	MajorDomo Limited	Reject	7.7
2592.54	MajorDomo Limited	Accept in Part	7.7
2592.55	MajorDomo Limited	Accept in Part	7.6
2592.6	MajorDomo Limited	Reject	6.2
2592.7	MajorDomo Limited	Reject	6.2
2592.8	MajorDomo Limited	Reject	6.2
2592.9	MajorDomo Limited	Accept in Part	6.2
2595.1	Ron & Christine Sasse	Reject	4
2595.2	Ron & Christine Sasse	Accept in Part	3.1 & 7.1
2597.1	Sally Currie	Accept in Part	3.1 & 7.1
2597.2	Sally Currie	Accept in Part	3.1 & 7.1
2597.3	Sally Currie	Accept in Part	7.4
2598.1	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2598.10	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.11	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.12	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.13	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	3.1 & 7.1
2598.14	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	5
2598.15	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.2
2598.16	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.2
2598.17	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.2
2598.18	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.19	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.2	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	4
2598.20	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.21	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.22	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	3.1 & 7.1
2598.23	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	5
2598.24	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.3
2598.25	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.3

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2598.26	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	7.2
2598.27	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept	8
2598.28	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	5
2598.29	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.3	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	4
2598.30	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.2
2598.31	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.2
2598.32	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.33	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.34	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.35	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.36	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	3.1 & 7.1
2598.37	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	5
2598.38	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.2
2598.39	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.2
2598.4	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	4
2598.40	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2598.41	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.42	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.43	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2598.44	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.2
2598.45	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	3.1 & 7.1
2598.46	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	7.3
2598.47	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	7.4
2598.48	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	7.5
2598.49	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	7.5
2598.5	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	5
2598.50	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	7.7
2598.51	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	7.7
2598.52	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	7.7
2598.53	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	7.7
2598.54	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	7.7
2598.55	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	7.6
2598.6	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2598.7	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.2
2598.8	NZSIR Luxury Rental Homes Limited (Sotheby's)	Reject	6.2
2598.9	NZSIR Luxury Rental Homes Limited (Sotheby's)	Accept in Part	6.2
2599.1	Teece Irrevocable Trust No. 3	Reject	19.1
2600.1	Touch of Spice Limited (Touch of Spice)	Reject	4
2600.10	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.11	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.12	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.13	Touch of Spice Limited (Touch of Spice)	Accept in Part	3.1 & 7.1
2600.14	Touch of Spice Limited (Touch of Spice)	Reject	5
2600.15	Touch of Spice Limited (Touch of Spice)	Reject	6.2
2600.16	Touch of Spice Limited (Touch of Spice)	Reject	6.2
2600.17	Touch of Spice Limited (Touch of Spice)	Reject	6.2
2600.18	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.19	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.2	Touch of Spice Limited (Touch of Spice)	Reject	4
2600.20	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2600.21	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.22	Touch of Spice Limited (Touch of Spice)	Accept in Part	3.1 & 7.1
2600.23	Touch of Spice Limited (Touch of Spice)	Accept in Part	5
2600.24	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.3
2600.25	Touch of Spice Limited (Touch of Spice)	Reject	6.3
2600.26	Touch of Spice Limited (Touch of Spice)	Accept in Part	7.2
2600.27	Touch of Spice Limited (Touch of Spice)	Accept	8
2600.28	Touch of Spice Limited (Touch of Spice)	Accept in Part	5
2600.29	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.3	Touch of Spice Limited (Touch of Spice)	Reject	4
2600.30	Touch of Spice Limited (Touch of Spice)	Reject	6.2
2600.31	Touch of Spice Limited (Touch of Spice)	Reject	6.2
2600.32	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.33	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.34	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.35	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.36	Touch of Spice Limited (Touch of Spice)	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2600.37	Touch of Spice Limited (Touch of Spice)	Accept in Part	5
2600.38	Touch of Spice Limited (Touch of Spice)	Reject	6.2
2600.39	Touch of Spice Limited (Touch of Spice)	Reject	6.2
2600.4	Touch of Spice Limited (Touch of Spice)	Reject	4
2600.40	Touch of Spice Limited (Touch of Spice)	Reject	6.2
2600.41	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.42	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.43	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2600.44	Touch of Spice Limited (Touch of Spice)	Reject	6.2
2600.45	Touch of Spice Limited (Touch of Spice)	Accept in Part	3.1 & 7.1
2600.46	Touch of Spice Limited (Touch of Spice)	Accept in Part	7.3
2600.47	Touch of Spice Limited (Touch of Spice)	Accept in Part	7.4
2600.48	Touch of Spice Limited (Touch of Spice)	Accept in Part	7.5
2600.49	Touch of Spice Limited (Touch of Spice)	Accept in Part	7.5
2600.5	Touch of Spice Limited (Touch of Spice)	Accept in Part	5
2600.50	Touch of Spice Limited (Touch of Spice)	Accept in Part	7.7
2600.51	Touch of Spice Limited (Touch of Spice)	Reject	7.7

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2600.52	Touch of Spice Limited (Touch of Spice)	Accept in Part	7.7
2600.53	Touch of Spice Limited (Touch of Spice)	Reject	7.7
2600.54	Touch of Spice Limited (Touch of Spice)	Accept in Part	7.7
2600.55	Touch of Spice Limited (Touch of Spice)	Accept in Part	7.6
2600.6	Touch of Spice Limited (Touch of Spice)	Reject	6.2
2600.7	Touch of Spice Limited (Touch of Spice)	Reject	6.2
2600.8	Touch of Spice Limited (Touch of Spice)	Reject	6.2
2600.9	Touch of Spice Limited (Touch of Spice)	Accept in Part	6.2
2602.1	Wendy Johnston	Accept in Part	1.4
2611.1	Matakauri Lodge Limited	Accept in Part	4
2612.1	Pounamu Holdings 2014 Limited	Accept in Part	4
2613.1	Wanaka Kiwi Holiday Parks & Motels Limited	Accept	12
2613.2	Wanaka Kiwi Holiday Parks & Motels Limited	Accept	12
2613.3	Wanaka Kiwi Holiday Parks & Motels Limited	Accept in Part	9.1
2613.4	Wanaka Kiwi Holiday Parks & Motels Limited	Accept	8
2614.1	Delos Investments Limited	Reject	17.1
2615.1	Pro-Invest NZ Property 1 Limited Partnership	Accept in Part	9.1
2615.2	Pro-Invest NZ Property 1 Limited Partnership	Accept in Part	8
2616.1	Manor Holdings Limited	Accept in Part	9.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2616.2	Manor Holdings Limited	Accept	8
2617.1	SJE Shotover Limited	Accept	21.1
2617.2	SJE Shotover Limited	Accept in Part	9.1
2617.3	SJE Shotover Limited	Accept	8
2618.1	Queenstown Airport Corporation	Accept in Part	4
2620.1	Bachcare Ltd	Reject	1.4
2620.10	Bachcare Ltd	Accept in Part	6.2
2620.11	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.12	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.13	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.14	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.15	Bachcare Ltd	Reject	3.1 & 7.1
2620.16	Bachcare Ltd	Reject	8
2620.17	Bachcare Ltd	Accept in Part	5
2620.18	Bachcare Ltd	Accept in Part	6.2
2620.19	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.2	Bachcare Ltd	Reject	4
2620.20	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.21	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.22	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.23	Bachcare Ltd	Reject	3.1 & 7.1
2620.24	Bachcare Ltd	Reject	3.1 & 7.1
2620.25	Bachcare Ltd	Reject	8
2620.26	Bachcare Ltd	Accept in Part	5
2620.27	Bachcare Ltd	Accept in Part	6.3
2620.28	Bachcare Ltd	Accept in Part	6.3
2620.29	Bachcare Ltd	Accept in Part	6.3
2620.3	Bachcare Ltd	Reject	4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2620.30	Bachcare Ltd	Accept in Part	6.3
2620.31	Bachcare Ltd	Reject	7.2
2620.32	Bachcare Ltd	Accept in Part	7.2
2620.33	Bachcare Ltd	Reject	7.2
2620.34	Bachcare Ltd	Reject	8
2620.35	Bachcare Ltd	Accept in Part	5
2620.36	Bachcare Ltd	Accept in Part	6.2
2620.37	Bachcare Ltd	Accept in Part	6.2
2620.38	Bachcare Ltd	Accept in Part	6.2
2620.39	Bachcare Ltd	Accept in Part	6.2
2620.4	Bachcare Ltd	Reject	4
2620.40	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.41	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.42	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.43	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.44	Bachcare Ltd	Reject	8
2620.45	Bachcare Ltd	Accept in Part	5
2620.46	Bachcare Ltd	Accept in Part	6.2
2620.47	Bachcare Ltd	Accept in Part	6.2
2620.48	Bachcare Ltd	Accept in Part	6.2
2620.49	Bachcare Ltd	Accept in Part	6.2
2620.5	Bachcare Ltd	Reject	4
2620.50	Bachcare Ltd	Accept in Part	6.2
2620.51	Bachcare Ltd	Accept in Part	6.2
2620.52	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.53	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.54	Bachcare Ltd	Accept in Part	3.1 & 7.1
2620.55	Bachcare Ltd	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2620.56	Bachcare Ltd	Reject	3.1 & 7.1
2620.57	Bachcare Ltd	Reject	8
2620.58	Bachcare Ltd	Accept	7.3
2620.59	Bachcare Ltd	Accept in Part	7.3
2620.6	Bachcare Ltd	Accept in Part	5
2620.60	Bachcare Ltd	Accept	7.4
2620.61	Bachcare Ltd	Accept in Part	7.4
2620.62	Bachcare Ltd	Reject	8
2620.63	Bachcare Ltd	Accept	7.5
2620.64	Bachcare Ltd	Accept in Part	7.5
2620.65	Bachcare Ltd	Reject	7.5
2620.66	Bachcare Ltd	Reject	8
2620.67	Bachcare Ltd	Accept	7.5
2620.68	Bachcare Ltd	Accept in Part	7.5
2620.69	Bachcare Ltd	Reject	8
2620.7	Bachcare Ltd	Accept in Part	6.2
2620.70	Bachcare Ltd	Accept in Part	7.7
2620.71	Bachcare Ltd	Accept in Part	7.7
2620.72	Bachcare Ltd	Reject	8
2620.73	Bachcare Ltd	Accept	7.7
2620.74	Bachcare Ltd	Accept in Part	7.7
2620.75	Bachcare Ltd	Reject	8
2620.76	Bachcare Ltd	Accept in Part	7.7
2620.77	Bachcare Ltd	Accept in Part	7.7
2620.78	Bachcare Ltd	Reject	8
2620.79	Bachcare Ltd	Accept	7.6
2620.8	Bachcare Ltd	Accept in Part	6.2
2620.80	Bachcare Ltd	Accept	7.6

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2620.81	Bachcare Ltd	Reject	3.1
2620.82	Bachcare Ltd	Reject	3.1
2620.83	Bachcare Ltd	Reject	3.1
2620.84	Bachcare Ltd	Reject	3.1
2620.85	Bachcare Ltd	Reject	3.1
2620.86	Bachcare Ltd	Reject	3.1
2620.87	Bachcare Ltd	Reject	3.1
2620.88	Bachcare Ltd	Reject	3.1
2620.89	Bachcare Ltd	Reject	3.1
2620.9	Bachcare Ltd	Accept in Part	6.2
2620.90	Bachcare Ltd	Reject	3.1
2620.91	Bachcare Ltd	Reject	3.1
2620.92	Bachcare Ltd	Reject	3.1
2620.93	Bachcare Ltd	Reject	3.1
2621.1	Anna Flaus	Reject	1.4
2621.10	Anna Flaus	Accept in Part	6.2
2621.11	Anna Flaus	Accept in Part	3.1 & 7.1
2621.12	Anna Flaus	Accept in Part	3.1 & 7.1
2621.13	Anna Flaus	Accept in Part	3.1 & 7.1
2621.14	Anna Flaus	Accept in Part	3.1 & 7.1
2621.15	Anna Flaus	Reject	3.1 & 7.1
2621.16	Anna Flaus	Reject	8
2621.17	Anna Flaus	Accept in Part	5
2621.18	Anna Flaus	Accept in Part	6.2
2621.19	Anna Flaus	Accept in Part	3.1 & 7.1
2621.2	Anna Flaus	Reject	4
2621.20	Anna Flaus	Accept in Part	3.1 & 7.1
2621.21	Anna Flaus	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2621.22	Anna Flaus	Accept in Part	3.1 & 7.1
2621.23	Anna Flaus	Reject	3.1 & 7.1
2621.24	Anna Flaus	Reject	3.1 & 7.1
2621.25	Anna Flaus	Reject	8
2621.26	Anna Flaus	Accept in Part	5
2621.27	Anna Flaus	Accept in Part	6.3
2621.28	Anna Flaus	Accept in Part	6.3
2621.29	Anna Flaus	Accept in Part	6.3
2621.3	Anna Flaus	Reject	4
2621.30	Anna Flaus	Accept in Part	6.3
2621.31	Anna Flaus	Reject	7.2
2621.32	Anna Flaus	Accept in Part	7.2
2621.33	Anna Flaus	Reject	7.2
2621.34	Anna Flaus	Reject	8
2621.35	Anna Flaus	Accept in Part	5
2621.36	Anna Flaus	Accept in Part	6.2
2621.37	Anna Flaus	Accept in Part	6.2
2621.38	Anna Flaus	Accept in Part	6.2
2621.39	Anna Flaus	Accept in Part	6.2
2621.4	Anna Flaus	Reject	4
2621.40	Anna Flaus	Accept in Part	3.1 & 7.1
2621.41	Anna Flaus	Accept in Part	3.1 & 7.1
2621.42	Anna Flaus	Accept in Part	3.1 & 7.1
2621.43	Anna Flaus	Accept in Part	3.1 & 7.1
2621.44	Anna Flaus	Reject	8
2621.45	Anna Flaus	Accept in Part	5
2621.46	Anna Flaus	Accept in Part	6.2
2621.47	Anna Flaus	Accept in Part	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2621.48	Anna Flaus	Accept in Part	6.2
2621.49	Anna Flaus	Accept in Part	6.2
2621.5	Anna Flaus	Reject	4
2621.50	Anna Flaus	Accept in Part	6.2
2621.51	Anna Flaus	Accept in Part	6.2
2621.52	Anna Flaus	Accept in Part	3.1 & 7.1
2621.53	Anna Flaus	Accept in Part	3.1 & 7.1
2621.54	Anna Flaus	Accept in Part	3.1 & 7.1
2621.55	Anna Flaus	Accept in Part	3.1 & 7.1
2621.56	Anna Flaus	Reject	3.1 & 7.1
2621.57	Anna Flaus	Reject	8
2621.58	Anna Flaus	Accept	7.3
2621.59	Anna Flaus	Accept in Part	7.3
2621.6	Anna Flaus	Accept in Part	5
2621.60	Anna Flaus	Accept	7.4
2621.61	Anna Flaus	Accept in Part	7.4
2621.62	Anna Flaus	Reject	8
2621.63	Anna Flaus	Accept	7.5
2621.64	Anna Flaus	Accept in Part	7.5
2621.65	Anna Flaus	Reject	7.5
2621.66	Anna Flaus	Reject	8
2621.67	Anna Flaus	Accept	7.5
2621.68	Anna Flaus	Accept in Part	7.5
2621.69	Anna Flaus	Reject	8
2621.7	Anna Flaus	Accept in Part	6.2
2621.70	Anna Flaus	Accept in Part	7.7
2621.71	Anna Flaus	Accept in Part	7.7
2621.72	Anna Flaus	Reject	8

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2621.73	Anna Flaus	Accept	7.7
2621.74	Anna Flaus	Accept in Part	7.7
2621.75	Anna Flaus	Reject	8
2621.76	Anna Flaus	Accept in Part	7.7
2621.77	Anna Flaus	Accept in Part	7.7
2621.78	Anna Flaus	Reject	8
2621.79	Anna Flaus	Accept	7.6
2621.8	Anna Flaus	Accept in Part	6.2
2621.80	Anna Flaus	Accept	7.6
2621.81	Anna Flaus	Reject	3.1
2621.82	Anna Flaus	Reject	3.1
2621.83	Anna Flaus	Reject	3.1
2621.84	Anna Flaus	Reject	3.1
2621.85	Anna Flaus	Reject	3.1
2621.86	Anna Flaus	Reject	3.1
2621.87	Anna Flaus	Reject	3.1
2621.88	Anna Flaus	Reject	3.1
2621.89	Anna Flaus	Reject	3.1
2621.9	Anna Flaus	Accept in Part	6.2
2621.90	Anna Flaus	Reject	3.1
2621.91	Anna Flaus	Reject	3.1
2621.92	Anna Flaus	Reject	3.1
2621.93	Anna Flaus	Reject	3.1
2622.1	Alan and Noeline Johnstone,	Reject	1.4
2622.10	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.11	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.12	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.13	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2622.14	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.15	Alan and Noeline Johnstone,	Reject	3.1 & 7.1
2622.16	Alan and Noeline Johnstone,	Reject	8
2622.17	Alan and Noeline Johnstone,	Accept in Part	5
2622.18	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.19	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.2	Alan and Noeline Johnstone,	Reject	4
2622.20	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.21	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.22	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.23	Alan and Noeline Johnstone,	Reject	3.1 & 7.1
2622.24	Alan and Noeline Johnstone,	Reject	3.1 & 7.1
2622.25	Alan and Noeline Johnstone,	Reject	8
2622.26	Alan and Noeline Johnstone,	Accept in Part	5
2622.27	Alan and Noeline Johnstone,	Accept in Part	6.3
2622.28	Alan and Noeline Johnstone,	Accept in Part	6.3
2622.29	Alan and Noeline Johnstone,	Accept in Part	6.3
2622.3	Alan and Noeline Johnstone,	Reject	4
2622.30	Alan and Noeline Johnstone,	Accept in Part	6.3
2622.31	Alan and Noeline Johnstone,	Reject	7.2
2622.32	Alan and Noeline Johnstone,	Accept in Part	7.2
2622.33	Alan and Noeline Johnstone,	Reject	7.2
2622.34	Alan and Noeline Johnstone,	Reject	8
2622.35	Alan and Noeline Johnstone,	Accept in Part	5
2622.36	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.37	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.38	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.39	Alan and Noeline Johnstone,	Accept in Part	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2622.4	Alan and Noeline Johnstone,	Reject	4
2622.40	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.41	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.42	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.43	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.44	Alan and Noeline Johnstone,	Reject	8
2622.45	Alan and Noeline Johnstone,	Accept in Part	5
2622.46	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.47	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.48	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.49	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.5	Alan and Noeline Johnstone,	Reject	4
2622.50	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.51	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.52	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.53	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.54	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.55	Alan and Noeline Johnstone,	Accept in Part	3.1 & 7.1
2622.56	Alan and Noeline Johnstone,	Reject	3.1 & 7.1
2622.57	Alan and Noeline Johnstone,	Reject	8
2622.58	Alan and Noeline Johnstone,	Accept	7.3
2622.59	Alan and Noeline Johnstone,	Accept in Part	7.3
2622.6	Alan and Noeline Johnstone,	Accept in Part	5
2622.60	Alan and Noeline Johnstone,	Accept	7.4
2622.61	Alan and Noeline Johnstone,	Accept in Part	7.4
2622.62	Alan and Noeline Johnstone,	Reject	8
2622.63	Alan and Noeline Johnstone,	Accept	7.5
2622.64	Alan and Noeline Johnstone,	Accept in Part	7.5

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2622.65	Alan and Noeline Johnstone,	Reject	7.5
2622.66	Alan and Noeline Johnstone,	Reject	8
2622.67	Alan and Noeline Johnstone,	Accept	7.5
2622.68	Alan and Noeline Johnstone,	Accept in Part	7.5
2622.69	Alan and Noeline Johnstone,	Reject	8
2622.7	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.70	Alan and Noeline Johnstone,	Accept in Part	7.7
2622.71	Alan and Noeline Johnstone,	Accept in Part	7.7
2622.72	Alan and Noeline Johnstone,	Reject	8
2622.73	Alan and Noeline Johnstone,	Accept	7.7
2622.74	Alan and Noeline Johnstone,	Accept in Part	7.7
2622.75	Alan and Noeline Johnstone,	Reject	8
2622.76	Alan and Noeline Johnstone,	Accept in Part	7.7
2622.77	Alan and Noeline Johnstone,	Accept in Part	7.7
2622.78	Alan and Noeline Johnstone,	Reject	8
2622.79	Alan and Noeline Johnstone,	Accept	7.6
2622.8	Alan and Noeline Johnstone,	Accept in Part	6.2
2622.80	Alan and Noeline Johnstone,	Accept	7.6
2622.81	Alan and Noeline Johnstone,	Reject	3.1
2622.82	Alan and Noeline Johnstone,	Reject	3.1
2622.83	Alan and Noeline Johnstone,	Reject	3.1
2622.84	Alan and Noeline Johnstone,	Reject	3.1
2622.85	Alan and Noeline Johnstone,	Reject	3.1
2622.86	Alan and Noeline Johnstone,	Reject	3.1
2622.87	Alan and Noeline Johnstone,	Reject	3.1
2622.88	Alan and Noeline Johnstone,	Reject	3.1
2622.89	Alan and Noeline Johnstone,	Reject	3.1
2622.9	Alan and Noeline Johnstone,	Accept in Part	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2622.90	Alan and Noeline Johnstone,	Reject	3.1
2622.91	Alan and Noeline Johnstone,	Reject	3.1
2622.92	Alan and Noeline Johnstone,	Reject	3.1
2622.93	Alan and Noeline Johnstone,	Reject	3.1
2623.1	Alan Yap	Reject	1.4
2623.10	Alan Yap	Accept in Part	6.2
2623.11	Alan Yap	Accept in Part	3.1 & 7.1
2623.12	Alan Yap	Accept in Part	3.1 & 7.1
2623.13	Alan Yap	Accept in Part	3.1 & 7.1
2623.14	Alan Yap	Accept in Part	3.1 & 7.1
2623.15	Alan Yap	Reject	3.1 & 7.1
2623.16	Alan Yap	Reject	8
2623.17	Alan Yap	Accept in Part	5
2623.18	Alan Yap	Accept in Part	6.2
2623.19	Alan Yap	Accept in Part	3.1 & 7.1
2623.2	Alan Yap	Reject	4
2623.20	Alan Yap	Accept in Part	3.1 & 7.1
2623.21	Alan Yap	Accept in Part	3.1 & 7.1
2623.22	Alan Yap	Accept in Part	3.1 & 7.1
2623.23	Alan Yap	Reject	3.1 & 7.1
2623.24	Alan Yap	Reject	3.1 & 7.1
2623.25	Alan Yap	Reject	8
2623.26	Alan Yap	Accept in Part	5
2623.27	Alan Yap	Accept in Part	6.3
2623.28	Alan Yap	Accept in Part	6.3
2623.29	Alan Yap	Accept in Part	6.3
2623.3	Alan Yap	Reject	4
2623.30	Alan Yap	Accept in Part	6.3

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2623.31	Alan Yap	Reject	7.2
2623.32	Alan Yap	Accept in Part	7.2
2623.33	Alan Yap	Reject	7.2
2623.34	Alan Yap	Reject	8
2623.35	Alan Yap	Accept in Part	5
2623.36	Alan Yap	Accept in Part	6.2
2623.37	Alan Yap	Accept in Part	6.2
2623.38	Alan Yap	Accept in Part	6.2
2623.39	Alan Yap	Accept in Part	6.2
2623.4	Alan Yap	Reject	4
2623.40	Alan Yap	Accept in Part	3.1 & 7.1
2623.41	Alan Yap	Accept in Part	3.1 & 7.1
2623.42	Alan Yap	Accept in Part	3.1 & 7.1
2623.43	Alan Yap	Accept in Part	3.1 & 7.1
2623.44	Alan Yap	Reject	8
2623.45	Alan Yap	Accept in Part	5
2623.46	Alan Yap	Accept in Part	6.2
2623.47	Alan Yap	Accept in Part	6.2
2623.48	Alan Yap	Accept in Part	6.2
2623.49	Alan Yap	Accept in Part	6.2
2623.5	Alan Yap	Reject	4
2623.50	Alan Yap	Accept in Part	6.2
2623.51	Alan Yap	Accept in Part	6.2
2623.52	Alan Yap	Accept in Part	3.1 & 7.1
2623.53	Alan Yap	Accept in Part	3.1 & 7.1
2623.54	Alan Yap	Accept in Part	3.1 & 7.1
2623.55	Alan Yap	Accept in Part	3.1 & 7.1
2623.56	Alan Yap	Reject	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2623.57	Alan Yap	Reject	8
2623.58	Alan Yap	Accept	7.3
2623.59	Alan Yap	Accept in Part	7.3
2623.6	Alan Yap	Accept in Part	5
2623.60	Alan Yap	Accept	7.4
2623.61	Alan Yap	Accept in Part	7.4
2623.62	Alan Yap	Reject	8
2623.63	Alan Yap	Accept	7.5
2623.64	Alan Yap	Accept in Part	7.5
2623.65	Alan Yap	Reject	7.5
2623.66	Alan Yap	Reject	8
2623.67	Alan Yap	Accept	7.5
2623.68	Alan Yap	Accept in Part	7.5
2623.69	Alan Yap	Reject	8
2623.7	Alan Yap	Accept in Part	6.2
2623.70	Alan Yap	Accept in Part	7.7
2623.71	Alan Yap	Accept in Part	7.7
2623.72	Alan Yap	Reject	8
2623.73	Alan Yap	Accept	7.7
2623.74	Alan Yap	Accept in Part	7.7
2623.75	Alan Yap	Reject	8
2623.76	Alan Yap	Accept in Part	7.7
2623.77	Alan Yap	Accept in Part	7.7
2623.78	Alan Yap	Reject	8
2623.79	Alan Yap	Accept	7.6
2623.8	Alan Yap	Accept in Part	6.2
2623.80	Alan Yap	Accept	7.6
2623.81	Alan Yap	Reject	3.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2623.82	Alan Yap	Reject	3.1
2623.83	Alan Yap	Reject	3.1
2623.84	Alan Yap	Reject	3.1
2623.85	Alan Yap	Reject	3.1
2623.86	Alan Yap	Reject	3.1
2623.87	Alan Yap	Reject	3.1
2623.88	Alan Yap	Reject	3.1
2623.89	Alan Yap	Reject	3.1
2623.9	Alan Yap	Accept in Part	6.2
2623.90	Alan Yap	Reject	3.1
2623.91	Alan Yap	Reject	3.1
2623.92	Alan Yap	Reject	3.1
2623.93	Alan Yap	Reject	3.1
2624.1	Andrew Carmody	Reject	1.4
2624.10	Andrew Carmody	Accept in Part	6.2
2624.11	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.12	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.13	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.14	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.15	Andrew Carmody	Reject	3.1 & 7.1
2624.16	Andrew Carmody	Reject	8
2624.17	Andrew Carmody	Accept in Part	5
2624.18	Andrew Carmody	Accept in Part	6.2
2624.19	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.2	Andrew Carmody	Reject	4
2624.20	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.21	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.22	Andrew Carmody	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2624.23	Andrew Carmody	Reject	3.1 & 7.1
2624.24	Andrew Carmody	Reject	3.1 & 7.1
2624.25	Andrew Carmody	Reject	8
2624.26	Andrew Carmody	Accept in Part	5
2624.27	Andrew Carmody	Accept in Part	6.3
2624.28	Andrew Carmody	Accept in Part	6.3
2624.29	Andrew Carmody	Accept in Part	6.3
2624.3	Andrew Carmody	Reject	4
2624.30	Andrew Carmody	Accept in Part	6.3
2624.31	Andrew Carmody	Reject	7.2
2624.32	Andrew Carmody	Accept in Part	7.2
2624.33	Andrew Carmody	Reject	7.2
2624.34	Andrew Carmody	Reject	8
2624.35	Andrew Carmody	Accept in Part	5
2624.36	Andrew Carmody	Accept in Part	6.2
2624.37	Andrew Carmody	Accept in Part	6.2
2624.38	Andrew Carmody	Accept in Part	6.2
2624.39	Andrew Carmody	Accept in Part	6.2
2624.4	Andrew Carmody	Reject	4
2624.40	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.41	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.42	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.43	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.44	Andrew Carmody	Reject	8
2624.45	Andrew Carmody	Accept in Part	5
2624.46	Andrew Carmody	Accept in Part	6.2
2624.47	Andrew Carmody	Accept in Part	6.2
2624.48	Andrew Carmody	Accept in Part	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2624.49	Andrew Carmody	Accept in Part	6.2
2624.5	Andrew Carmody	Reject	4
2624.50	Andrew Carmody	Accept in Part	6.2
2624.51	Andrew Carmody	Accept in Part	6.2
2624.52	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.53	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.54	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.55	Andrew Carmody	Accept in Part	3.1 & 7.1
2624.56	Andrew Carmody	Reject	3.1 & 7.1
2624.57	Andrew Carmody	Reject	8
2624.58	Andrew Carmody	Accept	7.3
2624.59	Andrew Carmody	Accept in Part	7.3
2624.6	Andrew Carmody	Accept in Part	5
2624.60	Andrew Carmody	Accept	7.4
2624.61	Andrew Carmody	Accept in Part	7.4
2624.62	Andrew Carmody	Reject	8
2624.63	Andrew Carmody	Accept	7.5
2624.64	Andrew Carmody	Accept in Part	7.5
2624.65	Andrew Carmody	Reject	7.5
2624.66	Andrew Carmody	Reject	8
2624.67	Andrew Carmody	Accept	7.5
2624.68	Andrew Carmody	Accept in Part	7.5
2624.69	Andrew Carmody	Reject	8
2624.7	Andrew Carmody	Accept in Part	6.2
2624.70	Andrew Carmody	Accept in Part	7.7
2624.71	Andrew Carmody	Accept in Part	7.7
2624.72	Andrew Carmody	Reject	8
2624.73	Andrew Carmody	Accept	7.7

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2624.74	Andrew Carmody	Accept in Part	7.7
2624.75	Andrew Carmody	Reject	8
2624.76	Andrew Carmody	Accept in Part	7.7
2624.77	Andrew Carmody	Accept in Part	7.7
2624.78	Andrew Carmody	Reject	8
2624.79	Andrew Carmody	Accept	7.6
2624.8	Andrew Carmody	Accept in Part	6.2
2624.80	Andrew Carmody	Accept	7.6
2624.81	Andrew Carmody	Reject	3.1
2624.82	Andrew Carmody	Reject	3.1
2624.83	Andrew Carmody	Reject	3.1
2624.84	Andrew Carmody	Reject	3.1
2624.85	Andrew Carmody	Reject	3.1
2624.86	Andrew Carmody	Reject	3.1
2624.87	Andrew Carmody	Reject	3.1
2624.88	Andrew Carmody	Reject	3.1
2624.89	Andrew Carmody	Reject	3.1
2624.9	Andrew Carmody	Accept in Part	6.2
2624.90	Andrew Carmody	Reject	3.1
2624.91	Andrew Carmody	Reject	3.1
2624.92	Andrew Carmody	Reject	3.1
2624.93	Andrew Carmody	Reject	3.1
2625.1	Ann Brown	Reject	1.4
2625.10	Ann Brown	Accept in Part	6.2
2625.11	Ann Brown	Accept in Part	3.1 & 7.1
2625.12	Ann Brown	Accept in Part	3.1 & 7.1
2625.13	Ann Brown	Accept in Part	3.1 & 7.1
2625.14	Ann Brown	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2625.15	Ann Brown	Reject	3.1 & 7.1
2625.16	Ann Brown	Reject	8
2625.17	Ann Brown	Accept in Part	5
2625.18	Ann Brown	Accept in Part	6.2
2625.19	Ann Brown	Accept in Part	3.1 & 7.1
2625.2	Ann Brown	Reject	4
2625.20	Ann Brown	Accept in Part	3.1 & 7.1
2625.21	Ann Brown	Accept in Part	3.1 & 7.1
2625.22	Ann Brown	Accept in Part	3.1 & 7.1
2625.23	Ann Brown	Reject	3.1 & 7.1
2625.24	Ann Brown	Reject	3.1 & 7.1
2625.25	Ann Brown	Reject	8
2625.26	Ann Brown	Accept in Part	5
2625.27	Ann Brown	Accept in Part	6.3
2625.28	Ann Brown	Accept in Part	6.3
2625.29	Ann Brown	Accept in Part	6.3
2625.3	Ann Brown	Reject	4
2625.30	Ann Brown	Accept in Part	6.3
2625.31	Ann Brown	Reject	7.2
2625.32	Ann Brown	Accept in Part	7.2
2625.33	Ann Brown	Reject	7.2
2625.34	Ann Brown	Reject	8
2625.35	Ann Brown	Accept in Part	5
2625.36	Ann Brown	Accept in Part	6.2
2625.37	Ann Brown	Accept in Part	6.2
2625.38	Ann Brown	Accept in Part	6.2
2625.39	Ann Brown	Accept in Part	6.2
2625.4	Ann Brown	Reject	4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2625.40	Ann Brown	Accept in Part	3.1 & 7.1
2625.41	Ann Brown	Accept in Part	3.1 & 7.1
2625.42	Ann Brown	Accept in Part	3.1 & 7.1
2625.43	Ann Brown	Accept in Part	3.1 & 7.1
2625.44	Ann Brown	Reject	8
2625.45	Ann Brown	Accept in Part	5
2625.46	Ann Brown	Accept in Part	6.2
2625.47	Ann Brown	Accept in Part	6.2
2625.48	Ann Brown	Accept in Part	6.2
2625.49	Ann Brown	Accept in Part	6.2
2625.5	Ann Brown	Reject	4
2625.50	Ann Brown	Accept in Part	6.2
2625.51	Ann Brown	Accept in Part	6.2
2625.52	Ann Brown	Accept in Part	3.1 & 7.1
2625.53	Ann Brown	Accept in Part	3.1 & 7.1
2625.54	Ann Brown	Accept in Part	3.1 & 7.1
2625.55	Ann Brown	Accept in Part	3.1 & 7.1
2625.56	Ann Brown	Reject	3.1 & 7.1
2625.57	Ann Brown	Reject	8
2625.58	Ann Brown	Accept	7.3
2625.59	Ann Brown	Accept in Part	7.3
2625.6	Ann Brown	Accept in Part	5
2625.60	Ann Brown	Accept	7.4
2625.61	Ann Brown	Accept in Part	7.4
2625.62	Ann Brown	Reject	8
2625.63	Ann Brown	Accept	7.5
2625.64	Ann Brown	Accept in Part	7.5
2625.65	Ann Brown	Reject	7.5

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2625.66	Ann Brown	Reject	8
2625.67	Ann Brown	Accept	7.5
2625.68	Ann Brown	Accept in Part	7.5
2625.69	Ann Brown	Reject	8
2625.7	Ann Brown	Accept in Part	6.2
2625.70	Ann Brown	Accept in Part	7.7
2625.71	Ann Brown	Accept in Part	7.7
2625.72	Ann Brown	Reject	8
2625.73	Ann Brown	Accept	7.7
2625.74	Ann Brown	Accept in Part	7.7
2625.75	Ann Brown	Reject	8
2625.76	Ann Brown	Accept in Part	7.7
2625.77	Ann Brown	Accept in Part	7.7
2625.78	Ann Brown	Reject	8
2625.79	Ann Brown	Accept	7.6
2625.8	Ann Brown	Accept in Part	6.2
2625.80	Ann Brown	Accept	7.6
2625.81	Ann Brown	Reject	3.1
2625.82	Ann Brown	Reject	3.1
2625.83	Ann Brown	Reject	3.1
2625.84	Ann Brown	Reject	3.1
2625.85	Ann Brown	Reject	3.1
2625.86	Ann Brown	Reject	3.1
2625.87	Ann Brown	Reject	3.1
2625.88	Ann Brown	Reject	3.1
2625.89	Ann Brown	Reject	3.1
2625.9	Ann Brown	Accept in Part	6.2
2625.90	Ann Brown	Reject	3.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2625.91	Ann Brown	Reject	3.1
2625.92	Ann Brown	Reject	3.1
2625.93	Ann Brown	Reject	3.1
2626.1	Brian and Louise Hall	Reject	1.4
2626.10	Brian and Louise Hall	Accept in Part	6.2
2626.11	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.12	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.13	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.14	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.15	Brian and Louise Hall	Reject	3.1 & 7.1
2626.16	Brian and Louise Hall	Reject	8
2626.17	Brian and Louise Hall	Accept in Part	5
2626.18	Brian and Louise Hall	Accept in Part	6.2
2626.19	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.2	Brian and Louise Hall	Reject	4
2626.20	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.21	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.22	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.23	Brian and Louise Hall	Reject	3.1 & 7.1
2626.24	Brian and Louise Hall	Reject	3.1 & 7.1
2626.25	Brian and Louise Hall	Reject	8
2626.26	Brian and Louise Hall	Accept in Part	5
2626.27	Brian and Louise Hall	Accept in Part	6.3
2626.28	Brian and Louise Hall	Accept in Part	6.3
2626.29	Brian and Louise Hall	Accept in Part	6.3
2626.3	Brian and Louise Hall	Reject	4
2626.30	Brian and Louise Hall	Accept in Part	6.3
2626.31	Brian and Louise Hall	Reject	7.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2626.32	Brian and Louise Hall	Accept in Part	7.2
2626.33	Brian and Louise Hall	Reject	7.2
2626.34	Brian and Louise Hall	Reject	8
2626.35	Brian and Louise Hall	Accept in Part	5
2626.36	Brian and Louise Hall	Accept in Part	6.2
2626.37	Brian and Louise Hall	Accept in Part	6.2
2626.38	Brian and Louise Hall	Accept in Part	6.2
2626.39	Brian and Louise Hall	Accept in Part	6.2
2626.4	Brian and Louise Hall	Reject	4
2626.40	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.41	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.42	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.43	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.44	Brian and Louise Hall	Reject	8
2626.45	Brian and Louise Hall	Accept in Part	5
2626.46	Brian and Louise Hall	Accept in Part	6.2
2626.47	Brian and Louise Hall	Accept in Part	6.2
2626.48	Brian and Louise Hall	Accept in Part	6.2
2626.49	Brian and Louise Hall	Accept in Part	6.2
2626.5	Brian and Louise Hall	Reject	4
2626.50	Brian and Louise Hall	Accept in Part	6.2
2626.51	Brian and Louise Hall	Accept in Part	6.2
2626.52	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.53	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.54	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.55	Brian and Louise Hall	Accept in Part	3.1 & 7.1
2626.56	Brian and Louise Hall	Reject	3.1 & 7.1
2626.57	Brian and Louise Hall	Reject	8

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2626.58	Brian and Louise Hall	Accept	7.3
2626.59	Brian and Louise Hall	Accept in Part	7.3
2626.6	Brian and Louise Hall	Accept in Part	5
2626.60	Brian and Louise Hall	Accept	7.4
2626.61	Brian and Louise Hall	Accept in Part	7.4
2626.62	Brian and Louise Hall	Reject	8
2626.63	Brian and Louise Hall	Accept	7.5
2626.64	Brian and Louise Hall	Accept in Part	7.5
2626.65	Brian and Louise Hall	Reject	7.5
2626.66	Brian and Louise Hall	Reject	8
2626.67	Brian and Louise Hall	Accept	7.5
2626.68	Brian and Louise Hall	Accept in Part	7.5
2626.69	Brian and Louise Hall	Reject	8
2626.7	Brian and Louise Hall	Accept in Part	6.2
2626.70	Brian and Louise Hall	Accept in Part	7.7
2626.71	Brian and Louise Hall	Accept in Part	7.7
2626.72	Brian and Louise Hall	Reject	8
2626.73	Brian and Louise Hall	Accept	7.7
2626.74	Brian and Louise Hall	Accept in Part	7.7
2626.75	Brian and Louise Hall	Reject	8
2626.76	Brian and Louise Hall	Accept in Part	7.7
2626.77	Brian and Louise Hall	Accept in Part	7.7
2626.78	Brian and Louise Hall	Reject	8
2626.79	Brian and Louise Hall	Accept	7.6
2626.8	Brian and Louise Hall	Accept in Part	6.2
2626.80	Brian and Louise Hall	Accept	7.6
2626.81	Brian and Louise Hall	Reject	3.1
2626.82	Brian and Louise Hall	Reject	3.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2626.83	Brian and Louise Hall	Reject	3.1
2626.84	Brian and Louise Hall	Reject	3.1
2626.85	Brian and Louise Hall	Reject	3.1
2626.86	Brian and Louise Hall	Reject	3.1
2626.87	Brian and Louise Hall	Reject	3.1
2626.88	Brian and Louise Hall	Reject	3.1
2626.89	Brian and Louise Hall	Reject	3.1
2626.9	Brian and Louise Hall	Accept in Part	6.2
2626.90	Brian and Louise Hall	Reject	3.1
2626.91	Brian and Louise Hall	Reject	3.1
2626.92	Brian and Louise Hall	Reject	3.1
2626.93	Brian and Louise Hall	Reject	3.1
2627.1	Byron Ballan	Reject	1.4
2627.10	Byron Ballan	Accept in Part	6.2
2627.11	Byron Ballan	Accept in Part	3.1 & 7.1
2627.12	Byron Ballan	Accept in Part	3.1 & 7.1
2627.13	Byron Ballan	Accept in Part	3.1 & 7.1
2627.14	Byron Ballan	Accept in Part	3.1 & 7.1
2627.15	Byron Ballan	Reject	3.1 & 7.1
2627.16	Byron Ballan	Reject	8
2627.17	Byron Ballan	Accept in Part	5
2627.18	Byron Ballan	Accept in Part	6.2
2627.19	Byron Ballan	Accept in Part	3.1 & 7.1
2627.2	Byron Ballan	Reject	4
2627.20	Byron Ballan	Accept in Part	3.1 & 7.1
2627.21	Byron Ballan	Accept in Part	3.1 & 7.1
2627.22	Byron Ballan	Accept in Part	3.1 & 7.1
2627.23	Byron Ballan	Reject	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2627.24	Byron Ballan	Reject	3.1 & 7.1
2627.25	Byron Ballan	Reject	8
2627.26	Byron Ballan	Accept in Part	5
2627.27	Byron Ballan	Accept in Part	6.3
2627.28	Byron Ballan	Accept in Part	6.3
2627.29	Byron Ballan	Accept in Part	6.3
2627.3	Byron Ballan	Reject	4
2627.30	Byron Ballan	Accept in Part	6.3
2627.31	Byron Ballan	Reject	7.2
2627.32	Byron Ballan	Accept in Part	7.2
2627.33	Byron Ballan	Reject	7.2
2627.34	Byron Ballan	Reject	8
2627.35	Byron Ballan	Accept in Part	5
2627.36	Byron Ballan	Accept in Part	6.2
2627.37	Byron Ballan	Accept in Part	6.2
2627.38	Byron Ballan	Accept in Part	6.2
2627.39	Byron Ballan	Accept in Part	6.2
2627.4	Byron Ballan	Reject	4
2627.40	Byron Ballan	Accept in Part	3.1 & 7.1
2627.41	Byron Ballan	Accept in Part	3.1 & 7.1
2627.42	Byron Ballan	Accept in Part	3.1 & 7.1
2627.43	Byron Ballan	Accept in Part	3.1 & 7.1
2627.44	Byron Ballan	Reject	8
2627.45	Byron Ballan	Accept in Part	5
2627.46	Byron Ballan	Accept in Part	6.2
2627.47	Byron Ballan	Accept in Part	6.2
2627.48	Byron Ballan	Accept in Part	6.2
2627.49	Byron Ballan	Accept in Part	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2627.5	Byron Ballan	Reject	4
2627.50	Byron Ballan	Accept in Part	6.2
2627.51	Byron Ballan	Accept in Part	6.2
2627.52	Byron Ballan	Accept in Part	3.1 & 7.1
2627.53	Byron Ballan	Accept in Part	3.1 & 7.1
2627.54	Byron Ballan	Accept in Part	3.1 & 7.1
2627.55	Byron Ballan	Accept in Part	3.1 & 7.1
2627.56	Byron Ballan	Reject	3.1 & 7.1
2627.57	Byron Ballan	Reject	8
2627.58	Byron Ballan	Accept	7.3
2627.59	Byron Ballan	Accept in Part	7.3
2627.6	Byron Ballan	Accept in Part	5
2627.60	Byron Ballan	Accept	7.4
2627.61	Byron Ballan	Accept in Part	7.4
2627.62	Byron Ballan	Reject	8
2627.63	Byron Ballan	Accept	7.5
2627.64	Byron Ballan	Accept in Part	7.5
2627.65	Byron Ballan	Reject	7.5
2627.66	Byron Ballan	Reject	8
2627.67	Byron Ballan	Accept	7.5
2627.68	Byron Ballan	Accept in Part	7.5
2627.69	Byron Ballan	Reject	8
2627.7	Byron Ballan	Accept in Part	6.2
2627.70	Byron Ballan	Accept in Part	7.7
2627.71	Byron Ballan	Accept in Part	7.7
2627.72	Byron Ballan	Reject	8
2627.73	Byron Ballan	Accept	7.7
2627.74	Byron Ballan	Accept in Part	7.7

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2627.75	Byron Ballan	Reject	8
2627.76	Byron Ballan	Accept in Part	7.7
2627.77	Byron Ballan	Accept in Part	7.7
2627.78	Byron Ballan	Reject	8
2627.79	Byron Ballan	Accept	7.6
2627.8	Byron Ballan	Accept in Part	6.2
2627.80	Byron Ballan	Accept	7.6
2627.81	Byron Ballan	Reject	3.1
2627.82	Byron Ballan	Reject	3.1
2627.83	Byron Ballan	Reject	3.1
2627.84	Byron Ballan	Reject	3.1
2627.85	Byron Ballan	Reject	3.1
2627.86	Byron Ballan	Reject	3.1
2627.87	Byron Ballan	Reject	3.1
2627.88	Byron Ballan	Reject	3.1
2627.89	Byron Ballan	Reject	3.1
2627.9	Byron Ballan	Accept in Part	6.2
2627.90	Byron Ballan	Reject	3.1
2627.91	Byron Ballan	Reject	3.1
2627.92	Byron Ballan	Reject	3.1
2627.93	Byron Ballan	Reject	3.1
2628.1	Casey Stuart	Reject	1.4
2628.10	Casey Stuart	Accept in Part	6.2
2628.11	Casey Stuart	Accept in Part	3.1 & 7.1
2628.12	Casey Stuart	Accept in Part	3.1 & 7.1
2628.13	Casey Stuart	Accept in Part	3.1 & 7.1
2628.14	Casey Stuart	Accept in Part	3.1 & 7.1
2628.15	Casey Stuart	Reject	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2628.16	Casey Stuart	Reject	8
2628.17	Casey Stuart	Accept in Part	5
2628.18	Casey Stuart	Accept in Part	6.2
2628.19	Casey Stuart	Accept in Part	3.1 & 7.1
2628.2	Casey Stuart	Reject	4
2628.20	Casey Stuart	Accept in Part	3.1 & 7.1
2628.21	Casey Stuart	Accept in Part	3.1 & 7.1
2628.22	Casey Stuart	Accept in Part	3.1 & 7.1
2628.23	Casey Stuart	Reject	3.1 & 7.1
2628.24	Casey Stuart	Reject	3.1 & 7.1
2628.25	Casey Stuart	Reject	8
2628.26	Casey Stuart	Accept in Part	5
2628.27	Casey Stuart	Accept in Part	6.3
2628.28	Casey Stuart	Accept in Part	6.3
2628.29	Casey Stuart	Accept in Part	6.3
2628.3	Casey Stuart	Reject	4
2628.30	Casey Stuart	Accept in Part	6.3
2628.31	Casey Stuart	Reject	7.2
2628.32	Casey Stuart	Accept in Part	7.2
2628.33	Casey Stuart	Reject	7.2
2628.34	Casey Stuart	Reject	8
2628.35	Casey Stuart	Accept in Part	5
2628.36	Casey Stuart	Accept in Part	6.2
2628.37	Casey Stuart	Accept in Part	6.2
2628.38	Casey Stuart	Accept in Part	6.2
2628.39	Casey Stuart	Accept in Part	6.2
2628.4	Casey Stuart	Reject	4
2628.40	Casey Stuart	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2628.41	Casey Stuart	Accept in Part	3.1 & 7.1
2628.42	Casey Stuart	Accept in Part	3.1 & 7.1
2628.43	Casey Stuart	Accept in Part	3.1 & 7.1
2628.44	Casey Stuart	Reject	8
2628.45	Casey Stuart	Accept in Part	5
2628.46	Casey Stuart	Accept in Part	6.2
2628.47	Casey Stuart	Accept in Part	6.2
2628.48	Casey Stuart	Accept in Part	6.2
2628.49	Casey Stuart	Accept in Part	6.2
2628.5	Casey Stuart	Reject	4
2628.50	Casey Stuart	Accept in Part	6.2
2628.51	Casey Stuart	Accept in Part	6.2
2628.52	Casey Stuart	Accept in Part	3.1 & 7.1
2628.53	Casey Stuart	Accept in Part	3.1 & 7.1
2628.54	Casey Stuart	Accept in Part	3.1 & 7.1
2628.55	Casey Stuart	Accept in Part	3.1 & 7.1
2628.56	Casey Stuart	Reject	3.1 & 7.1
2628.57	Casey Stuart	Reject	8
2628.58	Casey Stuart	Accept	7.3
2628.59	Casey Stuart	Accept in Part	7.3
2628.6	Casey Stuart	Accept in Part	5
2628.60	Casey Stuart	Accept	7.4
2628.61	Casey Stuart	Accept in Part	7.4
2628.62	Casey Stuart	Reject	8
2628.63	Casey Stuart	Accept	7.5
2628.64	Casey Stuart	Accept in Part	7.5
2628.65	Casey Stuart	Reject	7.5
2628.66	Casey Stuart	Reject	8

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2628.67	Casey Stuart	Accept	7.5
2628.68	Casey Stuart	Accept in Part	7.5
2628.69	Casey Stuart	Reject	8
2628.7	Casey Stuart	Accept in Part	6.2
2628.70	Casey Stuart	Accept in Part	7.7
2628.71	Casey Stuart	Accept in Part	7.7
2628.72	Casey Stuart	Reject	8
2628.73	Casey Stuart	Accept	7.7
2628.74	Casey Stuart	Accept in Part	7.7
2628.75	Casey Stuart	Reject	8
2628.76	Casey Stuart	Accept in Part	7.7
2628.77	Casey Stuart	Accept in Part	7.7
2628.78	Casey Stuart	Reject	8
2628.79	Casey Stuart	Accept	7.6
2628.8	Casey Stuart	Accept in Part	6.2
2628.80	Casey Stuart	Accept	7.6
2628.81	Casey Stuart	Reject	3.1
2628.82	Casey Stuart	Reject	3.1
2628.83	Casey Stuart	Reject	3.1
2628.84	Casey Stuart	Reject	3.1
2628.85	Casey Stuart	Reject	3.1
2628.86	Casey Stuart	Reject	3.1
2628.87	Casey Stuart	Reject	3.1
2628.88	Casey Stuart	Reject	3.1
2628.89	Casey Stuart	Reject	3.1
2628.9	Casey Stuart	Accept in Part	6.2
2628.90	Casey Stuart	Reject	3.1
2628.91	Casey Stuart	Reject	3.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2628.92	Casey Stuart	Reject	3.1
2628.93	Casey Stuart	Reject	3.1
2629.1	Chris and Tony Carrell	Reject	1.4
2629.10	Chris and Tony Carrell	Accept in Part	6.2
2629.11	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.12	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.13	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.14	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.15	Chris and Tony Carrell	Reject	3.1 & 7.1
2629.16	Chris and Tony Carrell	Reject	8
2629.17	Chris and Tony Carrell	Accept in Part	5
2629.18	Chris and Tony Carrell	Accept in Part	6.2
2629.19	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.2	Chris and Tony Carrell	Reject	4
2629.20	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.21	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.22	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.23	Chris and Tony Carrell	Reject	3.1 & 7.1
2629.24	Chris and Tony Carrell	Reject	3.1 & 7.1
2629.25	Chris and Tony Carrell	Reject	8
2629.26	Chris and Tony Carrell	Accept in Part	5
2629.27	Chris and Tony Carrell	Accept in Part	6.3
2629.28	Chris and Tony Carrell	Accept in Part	6.3
2629.29	Chris and Tony Carrell	Accept in Part	6.3
2629.3	Chris and Tony Carrell	Reject	4
2629.30	Chris and Tony Carrell	Accept in Part	6.3
2629.31	Chris and Tony Carrell	Reject	7.2
2629.32	Chris and Tony Carrell	Accept in Part	7.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2629.33	Chris and Tony Carrell	Reject	7.2
2629.34	Chris and Tony Carrell	Reject	8
2629.35	Chris and Tony Carrell	Accept in Part	5
2629.36	Chris and Tony Carrell	Accept in Part	6.2
2629.37	Chris and Tony Carrell	Accept in Part	6.2
2629.38	Chris and Tony Carrell	Accept in Part	6.2
2629.39	Chris and Tony Carrell	Accept in Part	6.2
2629.4	Chris and Tony Carrell	Reject	4
2629.40	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.41	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.42	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.43	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.44	Chris and Tony Carrell	Reject	8
2629.45	Chris and Tony Carrell	Accept in Part	5
2629.46	Chris and Tony Carrell	Accept in Part	6.2
2629.47	Chris and Tony Carrell	Accept in Part	6.2
2629.48	Chris and Tony Carrell	Accept in Part	6.2
2629.49	Chris and Tony Carrell	Accept in Part	6.2
2629.5	Chris and Tony Carrell	Reject	4
2629.50	Chris and Tony Carrell	Accept in Part	6.2
2629.51	Chris and Tony Carrell	Accept in Part	6.2
2629.52	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.53	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.54	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.55	Chris and Tony Carrell	Accept in Part	3.1 & 7.1
2629.56	Chris and Tony Carrell	Reject	3.1 & 7.1
2629.57	Chris and Tony Carrell	Reject	8
2629.58	Chris and Tony Carrell	Accept	7.3

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2629.59	Chris and Tony Carrell	Accept in Part	7.3
2629.6	Chris and Tony Carrell	Accept in Part	5
2629.60	Chris and Tony Carrell	Accept	7.4
2629.61	Chris and Tony Carrell	Accept in Part	7.4
2629.62	Chris and Tony Carrell	Reject	8
2629.63	Chris and Tony Carrell	Accept	7.5
2629.64	Chris and Tony Carrell	Accept in Part	7.5
2629.65	Chris and Tony Carrell	Reject	7.5
2629.66	Chris and Tony Carrell	Reject	8
2629.67	Chris and Tony Carrell	Accept	7.5
2629.68	Chris and Tony Carrell	Accept in Part	7.5
2629.69	Chris and Tony Carrell	Reject	8
2629.7	Chris and Tony Carrell	Accept in Part	6.2
2629.70	Chris and Tony Carrell	Accept in Part	7.7
2629.71	Chris and Tony Carrell	Accept in Part	7.7
2629.72	Chris and Tony Carrell	Reject	8
2629.73	Chris and Tony Carrell	Accept	7.7
2629.74	Chris and Tony Carrell	Accept in Part	7.7
2629.75	Chris and Tony Carrell	Reject	8
2629.76	Chris and Tony Carrell	Accept in Part	7.7
2629.77	Chris and Tony Carrell	Accept in Part	7.7
2629.78	Chris and Tony Carrell	Reject	8
2629.79	Chris and Tony Carrell	Accept	7.6
2629.8	Chris and Tony Carrell	Accept in Part	6.2
2629.80	Chris and Tony Carrell	Accept	7.6
2629.81	Chris and Tony Carrell	Reject	3.1
2629.82	Chris and Tony Carrell	Reject	3.1
2629.83	Chris and Tony Carrell	Reject	3.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2629.84	Chris and Tony Carrell	Reject	3.1
2629.85	Chris and Tony Carrell	Reject	3.1
2629.86	Chris and Tony Carrell	Reject	3.1
2629.87	Chris and Tony Carrell	Reject	3.1
2629.88	Chris and Tony Carrell	Reject	3.1
2629.89	Chris and Tony Carrell	Reject	3.1
2629.9	Chris and Tony Carrell	Accept in Part	6.2
2629.90	Chris and Tony Carrell	Reject	3.1
2629.91	Chris and Tony Carrell	Reject	3.1
2629.92	Chris and Tony Carrell	Reject	3.1
2629.93	Chris and Tony Carrell	Reject	3.1
2630.1	Christine and Chris Fitzgerald and Lee	Reject	1.4
2630.10	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.11	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.12	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.13	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.14	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.15	Christine and Chris Fitzgerald and Lee	Reject	3.1 & 7.1
2630.16	Christine and Chris Fitzgerald and Lee	Reject	8
2630.17	Christine and Chris Fitzgerald and Lee	Accept in Part	5
2630.18	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.19	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.2	Christine and Chris Fitzgerald and Lee	Reject	4
2630.20	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.21	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.22	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.23	Christine and Chris Fitzgerald and Lee	Reject	3.1 & 7.1
2630.24	Christine and Chris Fitzgerald and Lee	Reject	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2630.25	Christine and Chris Fitzgerald and Lee	Reject	8
2630.26	Christine and Chris Fitzgerald and Lee	Accept in Part	5
2630.27	Christine and Chris Fitzgerald and Lee	Accept in Part	6.3
2630.28	Christine and Chris Fitzgerald and Lee	Accept in Part	6.3
2630.29	Christine and Chris Fitzgerald and Lee	Accept in Part	6.3
2630.3	Christine and Chris Fitzgerald and Lee	Reject	4
2630.30	Christine and Chris Fitzgerald and Lee	Accept in Part	6.3
2630.31	Christine and Chris Fitzgerald and Lee	Reject	7.2
2630.32	Christine and Chris Fitzgerald and Lee	Accept in Part	7.2
2630.33	Christine and Chris Fitzgerald and Lee	Reject	7.2
2630.34	Christine and Chris Fitzgerald and Lee	Reject	8
2630.35	Christine and Chris Fitzgerald and Lee	Accept in Part	5
2630.36	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.37	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.38	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.39	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.4	Christine and Chris Fitzgerald and Lee	Reject	4
2630.40	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.41	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.42	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.43	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.44	Christine and Chris Fitzgerald and Lee	Reject	8
2630.45	Christine and Chris Fitzgerald and Lee	Accept in Part	5
2630.46	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.47	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.48	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.49	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.5	Christine and Chris Fitzgerald and Lee	Reject	4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2630.50	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.51	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.52	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.53	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.54	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.55	Christine and Chris Fitzgerald and Lee	Accept in Part	3.1 & 7.1
2630.56	Christine and Chris Fitzgerald and Lee	Reject	3.1 & 7.1
2630.57	Christine and Chris Fitzgerald and Lee	Reject	8
2630.58	Christine and Chris Fitzgerald and Lee	Accept	7.3
2630.59	Christine and Chris Fitzgerald and Lee	Accept in Part	7.3
2630.6	Christine and Chris Fitzgerald and Lee	Accept in Part	5
2630.60	Christine and Chris Fitzgerald and Lee	Accept	7.4
2630.61	Christine and Chris Fitzgerald and Lee	Accept in Part	7.4
2630.62	Christine and Chris Fitzgerald and Lee	Reject	8
2630.63	Christine and Chris Fitzgerald and Lee	Accept	7.5
2630.64	Christine and Chris Fitzgerald and Lee	Accept in Part	7.5
2630.65	Christine and Chris Fitzgerald and Lee	Reject	7.5
2630.66	Christine and Chris Fitzgerald and Lee	Reject	8
2630.67	Christine and Chris Fitzgerald and Lee	Accept	7.5
2630.68	Christine and Chris Fitzgerald and Lee	Accept in Part	7.5
2630.69	Christine and Chris Fitzgerald and Lee	Reject	8
2630.7	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.70	Christine and Chris Fitzgerald and Lee	Accept in Part	7.7
2630.71	Christine and Chris Fitzgerald and Lee	Accept in Part	7.7
2630.72	Christine and Chris Fitzgerald and Lee	Reject	8
2630.73	Christine and Chris Fitzgerald and Lee	Accept	7.7
2630.74	Christine and Chris Fitzgerald and Lee	Accept in Part	7.7
2630.75	Christine and Chris Fitzgerald and Lee	Reject	8

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2630.76	Christine and Chris Fitzgerald and Lee	Accept in Part	7.7
2630.77	Christine and Chris Fitzgerald and Lee	Accept in Part	7.7
2630.78	Christine and Chris Fitzgerald and Lee	Reject	8
2630.79	Christine and Chris Fitzgerald and Lee	Accept	7.6
2630.8	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.80	Christine and Chris Fitzgerald and Lee	Accept	7.6
2630.81	Christine and Chris Fitzgerald and Lee	Reject	3.1
2630.82	Christine and Chris Fitzgerald and Lee	Reject	3.1
2630.83	Christine and Chris Fitzgerald and Lee	Reject	3.1
2630.84	Christine and Chris Fitzgerald and Lee	Reject	3.1
2630.85	Christine and Chris Fitzgerald and Lee	Reject	3.1
2630.86	Christine and Chris Fitzgerald and Lee	Reject	3.1
2630.87	Christine and Chris Fitzgerald and Lee	Reject	3.1
2630.88	Christine and Chris Fitzgerald and Lee	Reject	3.1
2630.89	Christine and Chris Fitzgerald and Lee	Reject	3.1
2630.9	Christine and Chris Fitzgerald and Lee	Accept in Part	6.2
2630.90	Christine and Chris Fitzgerald and Lee	Reject	3.1
2630.91	Christine and Chris Fitzgerald and Lee	Reject	3.1
2630.92	Christine and Chris Fitzgerald and Lee	Reject	3.1
2630.93	Christine and Chris Fitzgerald and Lee	Reject	3.1
2631.1	Dave and Sarah Macleod	Reject	1.4
2631.10	Dave and Sarah Macleod	Accept in Part	6.2
2631.11	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.12	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.13	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.14	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.15	Dave and Sarah Macleod	Reject	3.1 & 7.1
2631.16	Dave and Sarah Macleod	Reject	8

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2631.17	Dave and Sarah Macleod	Accept in Part	5
2631.18	Dave and Sarah Macleod	Accept in Part	6.2
2631.19	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.2	Dave and Sarah Macleod	Reject	4
2631.20	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.21	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.22	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.23	Dave and Sarah Macleod	Reject	3.1 & 7.1
2631.24	Dave and Sarah Macleod	Reject	3.1 & 7.1
2631.25	Dave and Sarah Macleod	Reject	8
2631.26	Dave and Sarah Macleod	Accept in Part	5
2631.27	Dave and Sarah Macleod	Accept in Part	6.3
2631.28	Dave and Sarah Macleod	Accept in Part	6.3
2631.29	Dave and Sarah Macleod	Accept in Part	6.3
2631.3	Dave and Sarah Macleod	Reject	4
2631.30	Dave and Sarah Macleod	Accept in Part	6.3
2631.31	Dave and Sarah Macleod	Reject	7.2
2631.32	Dave and Sarah Macleod	Accept in Part	7.2
2631.33	Dave and Sarah Macleod	Reject	7.2
2631.34	Dave and Sarah Macleod	Reject	8
2631.35	Dave and Sarah Macleod	Accept in Part	5
2631.36	Dave and Sarah Macleod	Accept in Part	6.2
2631.37	Dave and Sarah Macleod	Accept in Part	6.2
2631.38	Dave and Sarah Macleod	Accept in Part	6.2
2631.39	Dave and Sarah Macleod	Accept in Part	6.2
2631.4	Dave and Sarah Macleod	Reject	4
2631.40	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.41	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2631.42	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.43	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.44	Dave and Sarah Macleod	Reject	8
2631.45	Dave and Sarah Macleod	Accept in Part	5
2631.46	Dave and Sarah Macleod	Accept in Part	6.2
2631.47	Dave and Sarah Macleod	Accept in Part	6.2
2631.48	Dave and Sarah Macleod	Accept in Part	6.2
2631.49	Dave and Sarah Macleod	Accept in Part	6.2
2631.5	Dave and Sarah Macleod	Reject	4
2631.50	Dave and Sarah Macleod	Accept in Part	6.2
2631.51	Dave and Sarah Macleod	Accept in Part	6.2
2631.52	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.53	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.54	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.55	Dave and Sarah Macleod	Accept in Part	3.1 & 7.1
2631.56	Dave and Sarah Macleod	Reject	3.1 & 7.1
2631.57	Dave and Sarah Macleod	Reject	8
2631.58	Dave and Sarah Macleod	Accept	7.3
2631.59	Dave and Sarah Macleod	Accept in Part	7.3
2631.6	Dave and Sarah Macleod	Accept in Part	5
2631.60	Dave and Sarah Macleod	Accept	7.4
2631.61	Dave and Sarah Macleod	Accept in Part	7.4
2631.62	Dave and Sarah Macleod	Reject	8
2631.63	Dave and Sarah Macleod	Accept	7.5
2631.64	Dave and Sarah Macleod	Accept in Part	7.5
2631.65	Dave and Sarah Macleod	Reject	7.5
2631.66	Dave and Sarah Macleod	Reject	8
2631.67	Dave and Sarah Macleod	Accept	7.5

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2631.68	Dave and Sarah Macleod	Accept in Part	7.5
2631.69	Dave and Sarah Macleod	Reject	8
2631.7	Dave and Sarah Macleod	Accept in Part	6.2
2631.70	Dave and Sarah Macleod	Accept in Part	7.7
2631.71	Dave and Sarah Macleod	Accept in Part	7.7
2631.72	Dave and Sarah Macleod	Reject	8
2631.73	Dave and Sarah Macleod	Accept	7.7
2631.74	Dave and Sarah Macleod	Accept in Part	7.7
2631.75	Dave and Sarah Macleod	Reject	8
2631.76	Dave and Sarah Macleod	Accept in Part	7.7
2631.77	Dave and Sarah Macleod	Accept in Part	7.7
2631.78	Dave and Sarah Macleod	Reject	8
2631.79	Dave and Sarah Macleod	Accept	7.6
2631.8	Dave and Sarah Macleod	Accept in Part	6.2
2631.80	Dave and Sarah Macleod	Accept	7.6
2631.81	Dave and Sarah Macleod	Reject	3.1
2631.82	Dave and Sarah Macleod	Reject	3.1
2631.83	Dave and Sarah Macleod	Reject	3.1
2631.84	Dave and Sarah Macleod	Reject	3.1
2631.85	Dave and Sarah Macleod	Reject	3.1
2631.86	Dave and Sarah Macleod	Reject	3.1
2631.87	Dave and Sarah Macleod	Reject	3.1
2631.88	Dave and Sarah Macleod	Reject	3.1
2631.89	Dave and Sarah Macleod	Reject	3.1
2631.9	Dave and Sarah Macleod	Accept in Part	6.2
2631.90	Dave and Sarah Macleod	Reject	3.1
2631.91	Dave and Sarah Macleod	Reject	3.1
2631.92	Dave and Sarah Macleod	Reject	3.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2631.93	Dave and Sarah Macleod	Reject	3.1
2632.1	Deidre Graham	Reject	1.4
2632.10	Deidre Graham	Accept in Part	6.2
2632.11	Deidre Graham	Accept in Part	3.1 & 7.1
2632.12	Deidre Graham	Accept in Part	3.1 & 7.1
2632.13	Deidre Graham	Accept in Part	3.1 & 7.1
2632.14	Deidre Graham	Accept in Part	3.1 & 7.1
2632.15	Deidre Graham	Reject	3.1 & 7.1
2632.16	Deidre Graham	Reject	8
2632.17	Deidre Graham	Accept in Part	5
2632.18	Deidre Graham	Accept in Part	6.2
2632.19	Deidre Graham	Accept in Part	3.1 & 7.1
2632.2	Deidre Graham	Reject	4
2632.20	Deidre Graham	Accept in Part	3.1 & 7.1
2632.21	Deidre Graham	Accept in Part	3.1 & 7.1
2632.22	Deidre Graham	Accept in Part	3.1 & 7.1
2632.23	Deidre Graham	Reject	3.1 & 7.1
2632.24	Deidre Graham	Reject	3.1 & 7.1
2632.25	Deidre Graham	Reject	8
2632.26	Deidre Graham	Accept in Part	5
2632.27	Deidre Graham	Accept in Part	6.3
2632.28	Deidre Graham	Accept in Part	6.3
2632.29	Deidre Graham	Accept in Part	6.3
2632.3	Deidre Graham	Reject	4
2632.30	Deidre Graham	Accept in Part	6.3
2632.31	Deidre Graham	Reject	7.2
2632.32	Deidre Graham	Accept in Part	7.2
2632.33	Deidre Graham	Reject	7.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2632.34	Deidre Graham	Reject	8
2632.35	Deidre Graham	Accept in Part	5
2632.36	Deidre Graham	Accept in Part	6.2
2632.37	Deidre Graham	Accept in Part	6.2
2632.38	Deidre Graham	Accept in Part	6.2
2632.39	Deidre Graham	Accept in Part	6.2
2632.4	Deidre Graham	Reject	4
2632.40	Deidre Graham	Accept in Part	3.1 & 7.1
2632.41	Deidre Graham	Accept in Part	3.1 & 7.1
2632.42	Deidre Graham	Accept in Part	3.1 & 7.1
2632.43	Deidre Graham	Accept in Part	3.1 & 7.1
2632.44	Deidre Graham	Reject	8
2632.45	Deidre Graham	Accept in Part	5
2632.46	Deidre Graham	Accept in Part	6.2
2632.47	Deidre Graham	Accept in Part	6.2
2632.48	Deidre Graham	Accept in Part	6.2
2632.49	Deidre Graham	Accept in Part	6.2
2632.5	Deidre Graham	Reject	4
2632.50	Deidre Graham	Accept in Part	6.2
2632.51	Deidre Graham	Accept in Part	6.2
2632.52	Deidre Graham	Accept in Part	3.1 & 7.1
2632.53	Deidre Graham	Accept in Part	3.1 & 7.1
2632.54	Deidre Graham	Accept in Part	3.1 & 7.1
2632.55	Deidre Graham	Accept in Part	3.1 & 7.1
2632.56	Deidre Graham	Reject	3.1 & 7.1
2632.57	Deidre Graham	Reject	8
2632.58	Deidre Graham	Accept	7.3
2632.59	Deidre Graham	Accept in Part	7.3

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2632.6	Deidre Graham	Accept in Part	5
2632.60	Deidre Graham	Accept	7.4
2632.61	Deidre Graham	Accept in Part	7.4
2632.62	Deidre Graham	Reject	8
2632.63	Deidre Graham	Accept	7.5
2632.64	Deidre Graham	Accept in Part	7.5
2632.65	Deidre Graham	Reject	7.5
2632.66	Deidre Graham	Reject	8
2632.67	Deidre Graham	Accept	7.5
2632.68	Deidre Graham	Accept in Part	7.5
2632.69	Deidre Graham	Reject	8
2632.7	Deidre Graham	Accept in Part	6.2
2632.70	Deidre Graham	Accept in Part	7.7
2632.71	Deidre Graham	Accept in Part	7.7
2632.72	Deidre Graham	Reject	8
2632.73	Deidre Graham	Accept	7.7
2632.74	Deidre Graham	Accept in Part	7.7
2632.75	Deidre Graham	Reject	8
2632.76	Deidre Graham	Accept in Part	7.7
2632.77	Deidre Graham	Accept in Part	7.7
2632.78	Deidre Graham	Reject	8
2632.79	Deidre Graham	Accept	7.6
2632.8	Deidre Graham	Accept in Part	6.2
2632.80	Deidre Graham	Accept	7.6
2632.81	Deidre Graham	Reject	3.1
2632.82	Deidre Graham	Reject	3.1
2632.83	Deidre Graham	Reject	3.1
2632.84	Deidre Graham	Reject	3.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2632.85	Deidre Graham	Reject	3.1
2632.86	Deidre Graham	Reject	3.1
2632.87	Deidre Graham	Reject	3.1
2632.88	Deidre Graham	Reject	3.1
2632.89	Deidre Graham	Reject	3.1
2632.9	Deidre Graham	Accept in Part	6.2
2632.90	Deidre Graham	Reject	3.1
2632.91	Deidre Graham	Reject	3.1
2632.92	Deidre Graham	Reject	3.1
2632.93	Deidre Graham	Reject	3.1
2633.1	Dion Cockcroft	Reject	1.4
2633.10	Dion Cockcroft	Accept in Part	6.2
2633.11	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.12	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.13	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.14	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.15	Dion Cockcroft	Reject	3.1 & 7.1
2633.16	Dion Cockcroft	Reject	8
2633.17	Dion Cockcroft	Accept in Part	5
2633.18	Dion Cockcroft	Accept in Part	6.2
2633.19	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.2	Dion Cockcroft	Reject	4
2633.20	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.21	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.22	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.23	Dion Cockcroft	Reject	3.1 & 7.1
2633.24	Dion Cockcroft	Reject	3.1 & 7.1
2633.25	Dion Cockcroft	Reject	8

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2633.26	Dion Cockcroft	Accept in Part	5
2633.27	Dion Cockcroft	Accept in Part	6.3
2633.28	Dion Cockcroft	Accept in Part	6.3
2633.29	Dion Cockcroft	Accept in Part	6.3
2633.3	Dion Cockcroft	Reject	4
2633.30	Dion Cockcroft	Accept in Part	6.3
2633.31	Dion Cockcroft	Reject	7.2
2633.32	Dion Cockcroft	Accept in Part	7.2
2633.33	Dion Cockcroft	Reject	7.2
2633.34	Dion Cockcroft	Reject	8
2633.35	Dion Cockcroft	Accept in Part	5
2633.36	Dion Cockcroft	Accept in Part	6.2
2633.37	Dion Cockcroft	Accept in Part	6.2
2633.38	Dion Cockcroft	Accept in Part	6.2
2633.39	Dion Cockcroft	Accept in Part	6.2
2633.4	Dion Cockcroft	Reject	4
2633.40	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.41	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.42	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.43	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.44	Dion Cockcroft	Reject	8
2633.45	Dion Cockcroft	Accept in Part	5
2633.46	Dion Cockcroft	Accept in Part	6.2
2633.47	Dion Cockcroft	Accept in Part	6.2
2633.48	Dion Cockcroft	Accept in Part	6.2
2633.49	Dion Cockcroft	Accept in Part	6.2
2633.5	Dion Cockcroft	Reject	4
2633.50	Dion Cockcroft	Accept in Part	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2633.51	Dion Cockcroft	Accept in Part	6.2
2633.52	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.53	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.54	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.55	Dion Cockcroft	Accept in Part	3.1 & 7.1
2633.56	Dion Cockcroft	Reject	3.1 & 7.1
2633.57	Dion Cockcroft	Reject	8
2633.58	Dion Cockcroft	Accept	7.3
2633.59	Dion Cockcroft	Accept in Part	7.3
2633.6	Dion Cockcroft	Accept in Part	5
2633.60	Dion Cockcroft	Accept	7.4
2633.61	Dion Cockcroft	Accept in Part	7.4
2633.62	Dion Cockcroft	Reject	8
2633.63	Dion Cockcroft	Accept	7.5
2633.64	Dion Cockcroft	Accept in Part	7.5
2633.65	Dion Cockcroft	Reject	7.5
2633.66	Dion Cockcroft	Reject	8
2633.67	Dion Cockcroft	Accept	7.5
2633.68	Dion Cockcroft	Accept in Part	7.5
2633.69	Dion Cockcroft	Reject	8
2633.7	Dion Cockcroft	Accept in Part	6.2
2633.70	Dion Cockcroft	Accept in Part	7.7
2633.71	Dion Cockcroft	Accept in Part	7.7
2633.72	Dion Cockcroft	Reject	8
2633.73	Dion Cockcroft	Accept	7.7
2633.74	Dion Cockcroft	Accept in Part	7.7
2633.75	Dion Cockcroft	Reject	8
2633.76	Dion Cockcroft	Accept in Part	7.7

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2633.77	Dion Cockcroft	Accept in Part	7.7
2633.78	Dion Cockcroft	Reject	8
2633.79	Dion Cockcroft	Accept	7.6
2633.8	Dion Cockcroft	Accept in Part	6.2
2633.80	Dion Cockcroft	Accept	7.6
2633.81	Dion Cockcroft	Reject	3.1
2633.82	Dion Cockcroft	Reject	3.1
2633.83	Dion Cockcroft	Reject	3.1
2633.84	Dion Cockcroft	Reject	3.1
2633.85	Dion Cockcroft	Reject	3.1
2633.86	Dion Cockcroft	Reject	3.1
2633.87	Dion Cockcroft	Reject	3.1
2633.88	Dion Cockcroft	Reject	3.1
2633.89	Dion Cockcroft	Reject	3.1
2633.9	Dion Cockcroft	Accept in Part	6.2
2633.90	Dion Cockcroft	Reject	3.1
2633.91	Dion Cockcroft	Reject	3.1
2633.92	Dion Cockcroft	Reject	3.1
2633.93	Dion Cockcroft	Reject	3.1
2634.1	Dorothy Page	Reject	1.4
2634.10	Dorothy Page	Accept in Part	6.2
2634.11	Dorothy Page	Accept in Part	3.1 & 7.1
2634.12	Dorothy Page	Accept in Part	3.1 & 7.1
2634.13	Dorothy Page	Accept in Part	3.1 & 7.1
2634.14	Dorothy Page	Accept in Part	3.1 & 7.1
2634.15	Dorothy Page	Reject	3.1 & 7.1
2634.16	Dorothy Page	Reject	8
2634.17	Dorothy Page	Accept in Part	5

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2634.18	Dorothy Page	Accept in Part	6.2
2634.19	Dorothy Page	Accept in Part	3.1 & 7.1
2634.2	Dorothy Page	Reject	4
2634.20	Dorothy Page	Accept in Part	3.1 & 7.1
2634.21	Dorothy Page	Accept in Part	3.1 & 7.1
2634.22	Dorothy Page	Accept in Part	3.1 & 7.1
2634.23	Dorothy Page	Reject	3.1 & 7.1
2634.24	Dorothy Page	Reject	3.1 & 7.1
2634.25	Dorothy Page	Reject	8
2634.26	Dorothy Page	Accept in Part	5
2634.27	Dorothy Page	Accept in Part	6.3
2634.28	Dorothy Page	Accept in Part	6.3
2634.29	Dorothy Page	Accept in Part	6.3
2634.3	Dorothy Page	Reject	4
2634.30	Dorothy Page	Accept in Part	6.3
2634.31	Dorothy Page	Reject	7.2
2634.32	Dorothy Page	Accept in Part	7.2
2634.33	Dorothy Page	Reject	7.2
2634.34	Dorothy Page	Reject	8
2634.35	Dorothy Page	Accept in Part	5
2634.36	Dorothy Page	Accept in Part	6.2
2634.37	Dorothy Page	Accept in Part	6.2
2634.38	Dorothy Page	Accept in Part	6.2
2634.39	Dorothy Page	Accept in Part	6.2
2634.4	Dorothy Page	Reject	4
2634.40	Dorothy Page	Accept in Part	3.1 & 7.1
2634.41	Dorothy Page	Accept in Part	3.1 & 7.1
2634.42	Dorothy Page	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2634.43	Dorothy Page	Accept in Part	3.1 & 7.1
2634.44	Dorothy Page	Reject	8
2634.45	Dorothy Page	Accept in Part	5
2634.46	Dorothy Page	Accept in Part	6.2
2634.47	Dorothy Page	Accept in Part	6.2
2634.48	Dorothy Page	Accept in Part	6.2
2634.49	Dorothy Page	Accept in Part	6.2
2634.5	Dorothy Page	Reject	4
2634.50	Dorothy Page	Accept in Part	6.2
2634.51	Dorothy Page	Accept in Part	6.2
2634.52	Dorothy Page	Accept in Part	3.1 & 7.1
2634.53	Dorothy Page	Accept in Part	3.1 & 7.1
2634.54	Dorothy Page	Accept in Part	3.1 & 7.1
2634.55	Dorothy Page	Accept in Part	3.1 & 7.1
2634.56	Dorothy Page	Reject	3.1 & 7.1
2634.57	Dorothy Page	Reject	8
2634.58	Dorothy Page	Accept	7.3
2634.59	Dorothy Page	Accept in Part	7.3
2634.6	Dorothy Page	Accept in Part	5
2634.60	Dorothy Page	Accept	7.4
2634.61	Dorothy Page	Accept in Part	7.4
2634.62	Dorothy Page	Reject	8
2634.63	Dorothy Page	Accept	7.5
2634.64	Dorothy Page	Accept in Part	7.5
2634.65	Dorothy Page	Reject	7.5
2634.66	Dorothy Page	Reject	8
2634.67	Dorothy Page	Accept	7.5
2634.68	Dorothy Page	Accept in Part	7.5

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2634.69	Dorothy Page	Reject	8
2634.7	Dorothy Page	Accept in Part	6.2
2634.70	Dorothy Page	Accept in Part	7.7
2634.71	Dorothy Page	Accept in Part	7.7
2634.72	Dorothy Page	Reject	8
2634.73	Dorothy Page	Accept	7.7
2634.74	Dorothy Page	Accept in Part	7.7
2634.75	Dorothy Page	Reject	8
2634.76	Dorothy Page	Accept in Part	7.7
2634.77	Dorothy Page	Accept in Part	7.7
2634.78	Dorothy Page	Reject	8
2634.79	Dorothy Page	Accept	7.6
2634.8	Dorothy Page	Accept in Part	6.2
2634.80	Dorothy Page	Accept	7.6
2634.81	Dorothy Page	Reject	3.1
2634.82	Dorothy Page	Reject	3.1
2634.83	Dorothy Page	Reject	3.1
2634.84	Dorothy Page	Reject	3.1
2634.85	Dorothy Page	Reject	3.1
2634.86	Dorothy Page	Reject	3.1
2634.87	Dorothy Page	Reject	3.1
2634.88	Dorothy Page	Reject	3.1
2634.89	Dorothy Page	Reject	3.1
2634.9	Dorothy Page	Accept in Part	6.2
2634.90	Dorothy Page	Reject	3.1
2634.91	Dorothy Page	Reject	3.1
2634.92	Dorothy Page	Reject	3.1
2634.93	Dorothy Page	Reject	3.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2635.1	Dylan Warwick	Reject	1.4
2635.10	Dylan Warwick	Accept in Part	6.2
2635.11	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.12	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.13	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.14	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.15	Dylan Warwick	Reject	3.1 & 7.1
2635.16	Dylan Warwick	Reject	8
2635.17	Dylan Warwick	Accept in Part	5
2635.18	Dylan Warwick	Accept in Part	6.2
2635.19	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.2	Dylan Warwick	Reject	4
2635.20	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.21	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.22	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.23	Dylan Warwick	Reject	3.1 & 7.1
2635.24	Dylan Warwick	Reject	3.1 & 7.1
2635.25	Dylan Warwick	Reject	8
2635.26	Dylan Warwick	Accept in Part	5
2635.27	Dylan Warwick	Accept in Part	6.3
2635.28	Dylan Warwick	Accept in Part	6.3
2635.29	Dylan Warwick	Accept in Part	6.3
2635.3	Dylan Warwick	Reject	4
2635.30	Dylan Warwick	Accept in Part	6.3
2635.31	Dylan Warwick	Reject	7.2
2635.32	Dylan Warwick	Accept in Part	7.2
2635.33	Dylan Warwick	Reject	7.2
2635.34	Dylan Warwick	Reject	8

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2635.35	Dylan Warwick	Accept in Part	5
2635.36	Dylan Warwick	Accept in Part	6.2
2635.37	Dylan Warwick	Accept in Part	6.2
2635.38	Dylan Warwick	Accept in Part	6.2
2635.39	Dylan Warwick	Accept in Part	6.2
2635.4	Dylan Warwick	Reject	4
2635.40	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.41	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.42	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.43	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.44	Dylan Warwick	Reject	8
2635.45	Dylan Warwick	Accept in Part	5
2635.46	Dylan Warwick	Accept in Part	6.2
2635.47	Dylan Warwick	Accept in Part	6.2
2635.48	Dylan Warwick	Accept in Part	6.2
2635.49	Dylan Warwick	Accept in Part	6.2
2635.5	Dylan Warwick	Reject	4
2635.50	Dylan Warwick	Accept in Part	6.2
2635.51	Dylan Warwick	Accept in Part	6.2
2635.52	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.53	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.54	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.55	Dylan Warwick	Accept in Part	3.1 & 7.1
2635.56	Dylan Warwick	Reject	3.1 & 7.1
2635.57	Dylan Warwick	Reject	8
2635.58	Dylan Warwick	Accept	7.3
2635.59	Dylan Warwick	Accept in Part	7.3
2635.6	Dylan Warwick	Accept in Part	5

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2635.60	Dylan Warwick	Accept	7.4
2635.61	Dylan Warwick	Accept in Part	7.4
2635.62	Dylan Warwick	Reject	8
2635.63	Dylan Warwick	Accept	7.5
2635.64	Dylan Warwick	Accept in Part	7.5
2635.65	Dylan Warwick	Reject	7.5
2635.66	Dylan Warwick	Reject	8
2635.67	Dylan Warwick	Accept	7.5
2635.68	Dylan Warwick	Accept in Part	7.5
2635.69	Dylan Warwick	Reject	8
2635.7	Dylan Warwick	Accept in Part	6.2
2635.70	Dylan Warwick	Accept in Part	7.7
2635.71	Dylan Warwick	Accept in Part	7.7
2635.72	Dylan Warwick	Reject	8
2635.73	Dylan Warwick	Accept	7.7
2635.74	Dylan Warwick	Accept in Part	7.7
2635.75	Dylan Warwick	Reject	8
2635.76	Dylan Warwick	Accept in Part	7.7
2635.77	Dylan Warwick	Accept in Part	7.7
2635.78	Dylan Warwick	Reject	8
2635.79	Dylan Warwick	Accept	7.6
2635.8	Dylan Warwick	Accept in Part	6.2
2635.80	Dylan Warwick	Accept	7.6
2635.81	Dylan Warwick	Reject	3.1
2635.82	Dylan Warwick	Reject	3.1
2635.83	Dylan Warwick	Reject	3.1
2635.84	Dylan Warwick	Reject	3.1
2635.85	Dylan Warwick	Reject	3.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2635.86	Dylan Warwick	Reject	3.1
2635.87	Dylan Warwick	Reject	3.1
2635.88	Dylan Warwick	Reject	3.1
2635.89	Dylan Warwick	Reject	3.1
2635.9	Dylan Warwick	Accept in Part	6.2
2635.90	Dylan Warwick	Reject	3.1
2635.91	Dylan Warwick	Reject	3.1
2635.92	Dylan Warwick	Reject	3.1
2635.93	Dylan Warwick	Reject	3.1
2636.1	Gareth Sharples	Reject	1.4
2636.10	Gareth Sharples	Accept in Part	6.2
2636.11	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.12	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.13	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.14	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.15	Gareth Sharples	Reject	3.1 & 7.1
2636.16	Gareth Sharples	Reject	8
2636.17	Gareth Sharples	Accept in Part	5
2636.18	Gareth Sharples	Accept in Part	6.2
2636.19	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.2	Gareth Sharples	Reject	4
2636.20	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.21	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.22	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.23	Gareth Sharples	Reject	3.1 & 7.1
2636.24	Gareth Sharples	Reject	3.1 & 7.1
2636.25	Gareth Sharples	Reject	8
2636.26	Gareth Sharples	Accept in Part	5

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2636.27	Gareth Sharples	Accept in Part	6.3
2636.28	Gareth Sharples	Accept in Part	6.3
2636.29	Gareth Sharples	Accept in Part	6.3
2636.3	Gareth Sharples	Reject	4
2636.30	Gareth Sharples	Accept in Part	6.3
2636.31	Gareth Sharples	Reject	7.2
2636.32	Gareth Sharples	Accept in Part	7.2
2636.33	Gareth Sharples	Reject	7.2
2636.34	Gareth Sharples	Reject	8
2636.35	Gareth Sharples	Accept in Part	5
2636.36	Gareth Sharples	Accept in Part	6.2
2636.37	Gareth Sharples	Accept in Part	6.2
2636.38	Gareth Sharples	Accept in Part	6.2
2636.39	Gareth Sharples	Accept in Part	6.2
2636.4	Gareth Sharples	Reject	4
2636.40	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.41	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.42	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.43	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.44	Gareth Sharples	Reject	8
2636.45	Gareth Sharples	Accept in Part	5
2636.46	Gareth Sharples	Accept in Part	6.2
2636.47	Gareth Sharples	Accept in Part	6.2
2636.48	Gareth Sharples	Accept in Part	6.2
2636.49	Gareth Sharples	Accept in Part	6.2
2636.5	Gareth Sharples	Reject	4
2636.50	Gareth Sharples	Accept in Part	6.2
2636.51	Gareth Sharples	Accept in Part	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2636.52	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.53	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.54	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.55	Gareth Sharples	Accept in Part	3.1 & 7.1
2636.56	Gareth Sharples	Reject	3.1 & 7.1
2636.57	Gareth Sharples	Reject	8
2636.58	Gareth Sharples	Accept	7.3
2636.59	Gareth Sharples	Accept in Part	7.3
2636.6	Gareth Sharples	Accept in Part	5
2636.60	Gareth Sharples	Accept	7.4
2636.61	Gareth Sharples	Accept in Part	7.4
2636.62	Gareth Sharples	Reject	8
2636.63	Gareth Sharples	Accept	7.5
2636.64	Gareth Sharples	Accept in Part	7.5
2636.65	Gareth Sharples	Reject	7.5
2636.66	Gareth Sharples	Reject	8
2636.67	Gareth Sharples	Accept	7.5
2636.68	Gareth Sharples	Accept in Part	7.5
2636.69	Gareth Sharples	Reject	8
2636.7	Gareth Sharples	Accept in Part	6.2
2636.70	Gareth Sharples	Accept in Part	7.7
2636.71	Gareth Sharples	Accept in Part	7.7
2636.72	Gareth Sharples	Reject	8
2636.73	Gareth Sharples	Accept	7.7
2636.74	Gareth Sharples	Accept in Part	7.7
2636.75	Gareth Sharples	Reject	8
2636.76	Gareth Sharples	Accept in Part	7.7
2636.77	Gareth Sharples	Accept in Part	7.7

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2636.78	Gareth Sharples	Reject	8
2636.79	Gareth Sharples	Accept	7.6
2636.8	Gareth Sharples	Accept in Part	6.2
2636.80	Gareth Sharples	Accept	7.6
2636.81	Gareth Sharples	Reject	3.1
2636.82	Gareth Sharples	Reject	3.1
2636.83	Gareth Sharples	Reject	3.1
2636.84	Gareth Sharples	Reject	3.1
2636.85	Gareth Sharples	Reject	3.1
2636.86	Gareth Sharples	Reject	3.1
2636.87	Gareth Sharples	Reject	3.1
2636.88	Gareth Sharples	Reject	3.1
2636.89	Gareth Sharples	Reject	3.1
2636.9	Gareth Sharples	Accept in Part	6.2
2636.90	Gareth Sharples	Reject	3.1
2636.91	Gareth Sharples	Reject	3.1
2636.92	Gareth Sharples	Reject	3.1
2636.93	Gareth Sharples	Reject	3.1
2637.1	Geoff Keogh and Carolyn Jenkins	Reject	1.4
2637.10	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.11	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.12	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.13	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.14	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.15	Geoff Keogh and Carolyn Jenkins	Reject	3.1 & 7.1
2637.16	Geoff Keogh and Carolyn Jenkins	Reject	8
2637.17	Geoff Keogh and Carolyn Jenkins	Accept in Part	5
2637.18	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2637.19	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.2	Geoff Keogh and Carolyn Jenkins	Reject	4
2637.20	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.21	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.22	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.23	Geoff Keogh and Carolyn Jenkins	Reject	3.1 & 7.1
2637.24	Geoff Keogh and Carolyn Jenkins	Reject	3.1 & 7.1
2637.25	Geoff Keogh and Carolyn Jenkins	Reject	8
2637.26	Geoff Keogh and Carolyn Jenkins	Accept in Part	5
2637.27	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.3
2637.28	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.3
2637.29	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.3
2637.3	Geoff Keogh and Carolyn Jenkins	Reject	4
2637.30	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.3
2637.31	Geoff Keogh and Carolyn Jenkins	Reject	7.2
2637.32	Geoff Keogh and Carolyn Jenkins	Accept in Part	7.2
2637.33	Geoff Keogh and Carolyn Jenkins	Reject	7.2
2637.34	Geoff Keogh and Carolyn Jenkins	Reject	8
2637.35	Geoff Keogh and Carolyn Jenkins	Accept in Part	5
2637.36	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.37	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.38	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.39	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.4	Geoff Keogh and Carolyn Jenkins	Reject	4
2637.40	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.41	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.42	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.43	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2637.44	Geoff Keogh and Carolyn Jenkins	Reject	8
2637.45	Geoff Keogh and Carolyn Jenkins	Accept in Part	5
2637.46	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.47	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.48	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.49	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.5	Geoff Keogh and Carolyn Jenkins	Reject	4
2637.50	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.51	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.52	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.53	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.54	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.55	Geoff Keogh and Carolyn Jenkins	Accept in Part	3.1 & 7.1
2637.56	Geoff Keogh and Carolyn Jenkins	Reject	3.1 & 7.1
2637.57	Geoff Keogh and Carolyn Jenkins	Reject	8
2637.58	Geoff Keogh and Carolyn Jenkins	Accept	7.3
2637.59	Geoff Keogh and Carolyn Jenkins	Accept in Part	7.3
2637.6	Geoff Keogh and Carolyn Jenkins	Accept in Part	5
2637.60	Geoff Keogh and Carolyn Jenkins	Accept	7.4
2637.61	Geoff Keogh and Carolyn Jenkins	Accept in Part	7.4
2637.62	Geoff Keogh and Carolyn Jenkins	Reject	8
2637.63	Geoff Keogh and Carolyn Jenkins	Accept	7.5
2637.64	Geoff Keogh and Carolyn Jenkins	Accept in Part	7.5
2637.65	Geoff Keogh and Carolyn Jenkins	Reject	7.5
2637.66	Geoff Keogh and Carolyn Jenkins	Reject	8
2637.67	Geoff Keogh and Carolyn Jenkins	Accept	7.5
2637.68	Geoff Keogh and Carolyn Jenkins	Accept in Part	7.5
2637.69	Geoff Keogh and Carolyn Jenkins	Reject	8

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2637.7	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.70	Geoff Keogh and Carolyn Jenkins	Accept in Part	7.7
2637.71	Geoff Keogh and Carolyn Jenkins	Accept in Part	7.7
2637.72	Geoff Keogh and Carolyn Jenkins	Reject	8
2637.73	Geoff Keogh and Carolyn Jenkins	Accept	7.7
2637.74	Geoff Keogh and Carolyn Jenkins	Accept in Part	7.7
2637.75	Geoff Keogh and Carolyn Jenkins	Reject	8
2637.76	Geoff Keogh and Carolyn Jenkins	Accept in Part	7.7
2637.77	Geoff Keogh and Carolyn Jenkins	Accept in Part	7.7
2637.78	Geoff Keogh and Carolyn Jenkins	Reject	8
2637.79	Geoff Keogh and Carolyn Jenkins	Accept	7.6
2637.8	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.80	Geoff Keogh and Carolyn Jenkins	Accept	7.6
2637.81	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2637.82	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2637.83	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2637.84	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2637.85	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2637.86	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2637.87	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2637.88	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2637.89	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2637.9	Geoff Keogh and Carolyn Jenkins	Accept in Part	6.2
2637.90	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2637.91	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2637.92	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2637.93	Geoff Keogh and Carolyn Jenkins	Reject	3.1
2638.1	Geoffrey and Karen McLeay	Reject	1.4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2638.10	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.11	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.12	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.13	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.14	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.15	Geoffrey and Karen McLeay	Reject	3.1 & 7.1
2638.16	Geoffrey and Karen McLeay	Reject	8
2638.17	Geoffrey and Karen McLeay	Accept in Part	5
2638.18	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.19	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.2	Geoffrey and Karen McLeay	Reject	4
2638.20	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.21	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.22	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.23	Geoffrey and Karen McLeay	Reject	3.1 & 7.1
2638.24	Geoffrey and Karen McLeay	Reject	3.1 & 7.1
2638.25	Geoffrey and Karen McLeay	Reject	8
2638.26	Geoffrey and Karen McLeay	Accept in Part	5
2638.27	Geoffrey and Karen McLeay	Accept in Part	6.3
2638.28	Geoffrey and Karen McLeay	Accept in Part	6.3
2638.29	Geoffrey and Karen McLeay	Accept in Part	6.3
2638.3	Geoffrey and Karen McLeay	Reject	4
2638.30	Geoffrey and Karen McLeay	Accept in Part	6.3
2638.31	Geoffrey and Karen McLeay	Reject	7.2
2638.32	Geoffrey and Karen McLeay	Accept in Part	7.2
2638.33	Geoffrey and Karen McLeay	Reject	7.2
2638.34	Geoffrey and Karen McLeay	Reject	8
2638.35	Geoffrey and Karen McLeay	Accept in Part	5

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2638.36	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.37	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.38	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.39	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.4	Geoffrey and Karen McLeay	Reject	4
2638.40	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.41	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.42	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.43	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.44	Geoffrey and Karen McLeay	Reject	8
2638.45	Geoffrey and Karen McLeay	Accept in Part	5
2638.46	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.47	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.48	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.49	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.5	Geoffrey and Karen McLeay	Reject	4
2638.50	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.51	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.52	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.53	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.54	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.55	Geoffrey and Karen McLeay	Accept in Part	3.1 & 7.1
2638.56	Geoffrey and Karen McLeay	Reject	3.1 & 7.1
2638.57	Geoffrey and Karen McLeay	Reject	8
2638.58	Geoffrey and Karen McLeay	Accept	7.3
2638.59	Geoffrey and Karen McLeay	Accept in Part	7.3
2638.6	Geoffrey and Karen McLeay	Accept in Part	5
2638.60	Geoffrey and Karen McLeay	Accept	7.4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2638.61	Geoffrey and Karen McLeay	Accept in Part	7.4
2638.62	Geoffrey and Karen McLeay	Reject	8
2638.63	Geoffrey and Karen McLeay	Accept	7.5
2638.64	Geoffrey and Karen McLeay	Accept in Part	7.5
2638.65	Geoffrey and Karen McLeay	Reject	7.5
2638.66	Geoffrey and Karen McLeay	Reject	8
2638.67	Geoffrey and Karen McLeay	Accept	7.5
2638.68	Geoffrey and Karen McLeay	Accept in Part	7.5
2638.69	Geoffrey and Karen McLeay	Reject	8
2638.7	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.70	Geoffrey and Karen McLeay	Accept in Part	7.7
2638.71	Geoffrey and Karen McLeay	Accept in Part	7.7
2638.72	Geoffrey and Karen McLeay	Reject	8
2638.73	Geoffrey and Karen McLeay	Accept	7.7
2638.74	Geoffrey and Karen McLeay	Accept in Part	7.7
2638.75	Geoffrey and Karen McLeay	Reject	8
2638.76	Geoffrey and Karen McLeay	Accept in Part	7.7
2638.77	Geoffrey and Karen McLeay	Accept in Part	7.7
2638.78	Geoffrey and Karen McLeay	Reject	8
2638.79	Geoffrey and Karen McLeay	Accept	7.6
2638.8	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.80	Geoffrey and Karen McLeay	Accept	7.6
2638.81	Geoffrey and Karen McLeay	Reject	3.1
2638.82	Geoffrey and Karen McLeay	Reject	3.1
2638.83	Geoffrey and Karen McLeay	Reject	3.1
2638.84	Geoffrey and Karen McLeay	Reject	3.1
2638.85	Geoffrey and Karen McLeay	Reject	3.1
2638.86	Geoffrey and Karen McLeay	Reject	3.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2638.87	Geoffrey and Karen McLeay	Reject	3.1
2638.88	Geoffrey and Karen McLeay	Reject	3.1
2638.89	Geoffrey and Karen McLeay	Reject	3.1
2638.9	Geoffrey and Karen McLeay	Accept in Part	6.2
2638.90	Geoffrey and Karen McLeay	Reject	3.1
2638.91	Geoffrey and Karen McLeay	Reject	3.1
2638.92	Geoffrey and Karen McLeay	Reject	3.1
2638.93	Geoffrey and Karen McLeay	Reject	3.1
2639.1	Glenys Melhop	Reject	1.4
2639.10	Glenys Melhop	Accept in Part	6.2
2639.11	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.12	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.13	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.14	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.15	Glenys Melhop	Reject	3.1 & 7.1
2639.16	Glenys Melhop	Reject	8
2639.17	Glenys Melhop	Accept in Part	5
2639.18	Glenys Melhop	Accept in Part	6.2
2639.19	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.2	Glenys Melhop	Reject	4
2639.20	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.21	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.22	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.23	Glenys Melhop	Reject	3.1 & 7.1
2639.24	Glenys Melhop	Reject	3.1 & 7.1
2639.25	Glenys Melhop	Reject	8
2639.26	Glenys Melhop	Accept in Part	5
2639.27	Glenys Melhop	Accept in Part	6.3

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2639.28	Glenys Melhop	Accept in Part	6.3
2639.29	Glenys Melhop	Accept in Part	6.3
2639.3	Glenys Melhop	Reject	4
2639.30	Glenys Melhop	Accept in Part	6.3
2639.31	Glenys Melhop	Reject	7.2
2639.32	Glenys Melhop	Accept in Part	7.2
2639.33	Glenys Melhop	Reject	7.2
2639.34	Glenys Melhop	Reject	8
2639.35	Glenys Melhop	Accept in Part	5
2639.36	Glenys Melhop	Accept in Part	6.2
2639.37	Glenys Melhop	Accept in Part	6.2
2639.38	Glenys Melhop	Accept in Part	6.2
2639.39	Glenys Melhop	Accept in Part	6.2
2639.4	Glenys Melhop	Reject	4
2639.40	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.41	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.42	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.43	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.44	Glenys Melhop	Reject	8
2639.45	Glenys Melhop	Accept in Part	5
2639.46	Glenys Melhop	Accept in Part	6.2
2639.47	Glenys Melhop	Accept in Part	6.2
2639.48	Glenys Melhop	Accept in Part	6.2
2639.49	Glenys Melhop	Accept in Part	6.2
2639.5	Glenys Melhop	Reject	4
2639.50	Glenys Melhop	Accept in Part	6.2
2639.51	Glenys Melhop	Accept in Part	6.2
2639.52	Glenys Melhop	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2639.53	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.54	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.55	Glenys Melhop	Accept in Part	3.1 & 7.1
2639.56	Glenys Melhop	Reject	3.1 & 7.1
2639.57	Glenys Melhop	Reject	8
2639.58	Glenys Melhop	Accept	7.3
2639.59	Glenys Melhop	Accept in Part	7.3
2639.6	Glenys Melhop	Accept in Part	5
2639.60	Glenys Melhop	Accept	7.4
2639.61	Glenys Melhop	Accept in Part	7.4
2639.62	Glenys Melhop	Reject	8
2639.63	Glenys Melhop	Accept	7.5
2639.64	Glenys Melhop	Accept in Part	7.5
2639.65	Glenys Melhop	Reject	7.5
2639.66	Glenys Melhop	Reject	8
2639.67	Glenys Melhop	Accept	7.5
2639.68	Glenys Melhop	Accept in Part	7.5
2639.69	Glenys Melhop	Reject	8
2639.7	Glenys Melhop	Accept in Part	6.2
2639.70	Glenys Melhop	Accept in Part	7.7
2639.71	Glenys Melhop	Accept in Part	7.7
2639.72	Glenys Melhop	Reject	8
2639.73	Glenys Melhop	Accept	7.7
2639.74	Glenys Melhop	Accept in Part	7.7
2639.75	Glenys Melhop	Reject	8
2639.76	Glenys Melhop	Accept in Part	7.7
2639.77	Glenys Melhop	Accept in Part	7.7
2639.78	Glenys Melhop	Reject	8

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2639.79	Glenys Melhop	Accept	7.6
2639.8	Glenys Melhop	Accept in Part	6.2
2639.80	Glenys Melhop	Accept	7.6
2639.81	Glenys Melhop	Reject	3.1
2639.82	Glenys Melhop	Reject	3.1
2639.83	Glenys Melhop	Reject	3.1
2639.84	Glenys Melhop	Reject	3.1
2639.85	Glenys Melhop	Reject	3.1
2639.86	Glenys Melhop	Reject	3.1
2639.87	Glenys Melhop	Reject	3.1
2639.88	Glenys Melhop	Reject	3.1
2639.89	Glenys Melhop	Reject	3.1
2639.9	Glenys Melhop	Accept in Part	6.2
2639.90	Glenys Melhop	Reject	3.1
2639.91	Glenys Melhop	Reject	3.1
2639.92	Glenys Melhop	Reject	3.1
2639.93	Glenys Melhop	Reject	3.1
2640.1	Jennifer Hill	Reject	1.4
2640.10	Jennifer Hill	Accept in Part	6.2
2640.11	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.12	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.13	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.14	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.15	Jennifer Hill	Reject	3.1 & 7.1
2640.16	Jennifer Hill	Reject	8
2640.17	Jennifer Hill	Accept in Part	5
2640.18	Jennifer Hill	Accept in Part	6.2
2640.19	Jennifer Hill	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2640.2	Jennifer Hill	Reject	4
2640.20	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.21	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.22	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.23	Jennifer Hill	Reject	3.1 & 7.1
2640.24	Jennifer Hill	Reject	3.1 & 7.1
2640.25	Jennifer Hill	Reject	8
2640.26	Jennifer Hill	Accept in Part	5
2640.27	Jennifer Hill	Accept in Part	6.3
2640.28	Jennifer Hill	Accept in Part	6.3
2640.29	Jennifer Hill	Accept in Part	6.3
2640.3	Jennifer Hill	Reject	4
2640.30	Jennifer Hill	Accept in Part	6.3
2640.31	Jennifer Hill	Reject	7.2
2640.32	Jennifer Hill	Accept in Part	7.2
2640.33	Jennifer Hill	Reject	7.2
2640.34	Jennifer Hill	Reject	8
2640.35	Jennifer Hill	Accept in Part	5
2640.36	Jennifer Hill	Accept in Part	6.2
2640.37	Jennifer Hill	Accept in Part	6.2
2640.38	Jennifer Hill	Accept in Part	6.2
2640.39	Jennifer Hill	Accept in Part	6.2
2640.4	Jennifer Hill	Reject	4
2640.40	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.41	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.42	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.43	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.44	Jennifer Hill	Reject	8

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2640.45	Jennifer Hill	Accept in Part	5
2640.46	Jennifer Hill	Accept in Part	6.2
2640.47	Jennifer Hill	Accept in Part	6.2
2640.48	Jennifer Hill	Accept in Part	6.2
2640.49	Jennifer Hill	Accept in Part	6.2
2640.5	Jennifer Hill	Reject	4
2640.50	Jennifer Hill	Accept in Part	6.2
2640.51	Jennifer Hill	Accept in Part	6.2
2640.52	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.53	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.54	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.55	Jennifer Hill	Accept in Part	3.1 & 7.1
2640.56	Jennifer Hill	Reject	3.1 & 7.1
2640.57	Jennifer Hill	Reject	8
2640.58	Jennifer Hill	Accept	7.3
2640.59	Jennifer Hill	Accept in Part	7.3
2640.6	Jennifer Hill	Accept in Part	5
2640.60	Jennifer Hill	Accept	7.4
2640.61	Jennifer Hill	Accept in Part	7.4
2640.62	Jennifer Hill	Reject	8
2640.63	Jennifer Hill	Accept	7.5
2640.64	Jennifer Hill	Accept in Part	7.5
2640.65	Jennifer Hill	Reject	7.5
2640.66	Jennifer Hill	Reject	8
2640.67	Jennifer Hill	Accept	7.5
2640.68	Jennifer Hill	Accept in Part	7.5
2640.69	Jennifer Hill	Reject	8
2640.7	Jennifer Hill	Accept in Part	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2640.70	Jennifer Hill	Accept in Part	7.7
2640.71	Jennifer Hill	Accept in Part	7.7
2640.72	Jennifer Hill	Reject	8
2640.73	Jennifer Hill	Accept	7.7
2640.74	Jennifer Hill	Accept in Part	7.7
2640.75	Jennifer Hill	Reject	8
2640.76	Jennifer Hill	Accept in Part	7.7
2640.77	Jennifer Hill	Accept in Part	7.7
2640.78	Jennifer Hill	Reject	8
2640.79	Jennifer Hill	Accept	7.6
2640.8	Jennifer Hill	Accept in Part	6.2
2640.80	Jennifer Hill	Accept	7.6
2640.81	Jennifer Hill	Reject	3.1
2640.82	Jennifer Hill	Reject	3.1
2640.83	Jennifer Hill	Reject	3.1
2640.84	Jennifer Hill	Reject	3.1
2640.85	Jennifer Hill	Reject	3.1
2640.86	Jennifer Hill	Reject	3.1
2640.87	Jennifer Hill	Reject	3.1
2640.88	Jennifer Hill	Reject	3.1
2640.89	Jennifer Hill	Reject	3.1
2640.9	Jennifer Hill	Accept in Part	6.2
2640.90	Jennifer Hill	Reject	3.1
2640.91	Jennifer Hill	Reject	3.1
2640.92	Jennifer Hill	Reject	3.1
2640.93	Jennifer Hill	Reject	3.1
2641.1	Keith Beagley	Reject	1.4
2641.10	Keith Beagley	Accept in Part	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2641.11	Keith Beagley	Accept in Part	3.1 & 7.1
2641.12	Keith Beagley	Accept in Part	3.1 & 7.1
2641.13	Keith Beagley	Accept in Part	3.1 & 7.1
2641.14	Keith Beagley	Accept in Part	3.1 & 7.1
2641.15	Keith Beagley	Reject	3.1 & 7.1
2641.16	Keith Beagley	Reject	8
2641.17	Keith Beagley	Accept in Part	5
2641.18	Keith Beagley	Accept in Part	6.2
2641.19	Keith Beagley	Accept in Part	3.1 & 7.1
2641.2	Keith Beagley	Reject	4
2641.20	Keith Beagley	Accept in Part	3.1 & 7.1
2641.21	Keith Beagley	Accept in Part	3.1 & 7.1
2641.22	Keith Beagley	Accept in Part	3.1 & 7.1
2641.23	Keith Beagley	Reject	3.1 & 7.1
2641.24	Keith Beagley	Reject	3.1 & 7.1
2641.25	Keith Beagley	Reject	8
2641.26	Keith Beagley	Accept in Part	5
2641.27	Keith Beagley	Accept in Part	6.3
2641.28	Keith Beagley	Accept in Part	6.3
2641.29	Keith Beagley	Accept in Part	6.3
2641.3	Keith Beagley	Reject	4
2641.30	Keith Beagley	Accept in Part	6.3
2641.31	Keith Beagley	Reject	7.2
2641.32	Keith Beagley	Accept in Part	7.2
2641.33	Keith Beagley	Reject	7.2
2641.34	Keith Beagley	Reject	8
2641.35	Keith Beagley	Accept in Part	5
2641.36	Keith Beagley	Accept in Part	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2641.37	Keith Beagley	Accept in Part	6.2
2641.38	Keith Beagley	Accept in Part	6.2
2641.39	Keith Beagley	Accept in Part	6.2
2641.4	Keith Beagley	Reject	4
2641.40	Keith Beagley	Accept in Part	3.1 & 7.1
2641.41	Keith Beagley	Accept in Part	3.1 & 7.1
2641.42	Keith Beagley	Accept in Part	3.1 & 7.1
2641.43	Keith Beagley	Accept in Part	3.1 & 7.1
2641.44	Keith Beagley	Reject	8
2641.45	Keith Beagley	Accept in Part	5
2641.46	Keith Beagley	Accept in Part	6.2
2641.47	Keith Beagley	Accept in Part	6.2
2641.48	Keith Beagley	Accept in Part	6.2
2641.49	Keith Beagley	Accept in Part	6.2
2641.5	Keith Beagley	Reject	4
2641.50	Keith Beagley	Accept in Part	6.2
2641.51	Keith Beagley	Accept in Part	6.2
2641.52	Keith Beagley	Accept in Part	3.1 & 7.1
2641.53	Keith Beagley	Accept in Part	3.1 & 7.1
2641.54	Keith Beagley	Accept in Part	3.1 & 7.1
2641.55	Keith Beagley	Accept in Part	3.1 & 7.1
2641.56	Keith Beagley	Reject	3.1 & 7.1
2641.57	Keith Beagley	Reject	8
2641.58	Keith Beagley	Accept	7.3
2641.59	Keith Beagley	Accept in Part	7.3
2641.6	Keith Beagley	Accept in Part	5
2641.60	Keith Beagley	Accept	7.4
2641.61	Keith Beagley	Accept in Part	7.4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2641.62	Keith Beagley	Reject	8
2641.63	Keith Beagley	Accept	7.5
2641.64	Keith Beagley	Accept in Part	7.5
2641.65	Keith Beagley	Reject	7.5
2641.66	Keith Beagley	Reject	8
2641.67	Keith Beagley	Accept	7.5
2641.68	Keith Beagley	Accept in Part	7.5
2641.69	Keith Beagley	Reject	8
2641.7	Keith Beagley	Accept in Part	6.2
2641.70	Keith Beagley	Accept in Part	7.7
2641.71	Keith Beagley	Accept in Part	7.7
2641.72	Keith Beagley	Reject	8
2641.73	Keith Beagley	Accept	7.7
2641.74	Keith Beagley	Accept in Part	7.7
2641.75	Keith Beagley	Reject	8
2641.76	Keith Beagley	Accept in Part	7.7
2641.77	Keith Beagley	Accept in Part	7.7
2641.78	Keith Beagley	Reject	8
2641.79	Keith Beagley	Accept	7.6
2641.8	Keith Beagley	Accept in Part	6.2
2641.80	Keith Beagley	Accept	7.6
2641.81	Keith Beagley	Reject	3.1
2641.82	Keith Beagley	Reject	3.1
2641.83	Keith Beagley	Reject	3.1
2641.84	Keith Beagley	Reject	3.1
2641.85	Keith Beagley	Reject	3.1
2641.86	Keith Beagley	Reject	3.1
2641.87	Keith Beagley	Reject	3.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2641.88	Keith Beagley	Reject	3.1
2641.89	Keith Beagley	Reject	3.1
2641.9	Keith Beagley	Accept in Part	6.2
2641.90	Keith Beagley	Reject	3.1
2641.91	Keith Beagley	Reject	3.1
2641.92	Keith Beagley	Reject	3.1
2641.93	Keith Beagley	Reject	3.1
2642.1	Louise Von Randow	Reject	1.4
2642.10	Louise Von Randow	Accept in Part	6.2
2642.11	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.12	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.13	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.14	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.15	Louise Von Randow	Reject	3.1 & 7.1
2642.16	Louise Von Randow	Reject	8
2642.17	Louise Von Randow	Accept in Part	5
2642.18	Louise Von Randow	Accept in Part	6.2
2642.19	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.2	Louise Von Randow	Reject	4
2642.20	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.21	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.22	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.23	Louise Von Randow	Reject	3.1 & 7.1
2642.24	Louise Von Randow	Reject	3.1 & 7.1
2642.25	Louise Von Randow	Reject	8
2642.26	Louise Von Randow	Accept in Part	5
2642.27	Louise Von Randow	Accept in Part	6.3
2642.28	Louise Von Randow	Accept in Part	6.3

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2642.29	Louise Von Randow	Accept in Part	6.3
2642.3	Louise Von Randow	Reject	4
2642.30	Louise Von Randow	Accept in Part	6.3
2642.31	Louise Von Randow	Reject	7.2
2642.32	Louise Von Randow	Accept in Part	7.2
2642.33	Louise Von Randow	Reject	7.2
2642.34	Louise Von Randow	Reject	8
2642.35	Louise Von Randow	Accept in Part	5
2642.36	Louise Von Randow	Accept in Part	6.2
2642.37	Louise Von Randow	Accept in Part	6.2
2642.38	Louise Von Randow	Accept in Part	6.2
2642.39	Louise Von Randow	Accept in Part	6.2
2642.4	Louise Von Randow	Reject	4
2642.40	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.41	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.42	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.43	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.44	Louise Von Randow	Reject	8
2642.45	Louise Von Randow	Accept in Part	5
2642.46	Louise Von Randow	Accept in Part	6.2
2642.47	Louise Von Randow	Accept in Part	6.2
2642.48	Louise Von Randow	Accept in Part	6.2
2642.49	Louise Von Randow	Accept in Part	6.2
2642.5	Louise Von Randow	Reject	4
2642.50	Louise Von Randow	Accept in Part	6.2
2642.51	Louise Von Randow	Accept in Part	6.2
2642.52	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.53	Louise Von Randow	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2642.54	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.55	Louise Von Randow	Accept in Part	3.1 & 7.1
2642.56	Louise Von Randow	Reject	3.1 & 7.1
2642.57	Louise Von Randow	Reject	8
2642.58	Louise Von Randow	Accept	7.3
2642.59	Louise Von Randow	Accept in Part	7.3
2642.6	Louise Von Randow	Accept in Part	5
2642.60	Louise Von Randow	Accept	7.4
2642.61	Louise Von Randow	Accept in Part	7.4
2642.62	Louise Von Randow	Reject	8
2642.63	Louise Von Randow	Accept	7.5
2642.64	Louise Von Randow	Accept in Part	7.5
2642.65	Louise Von Randow	Reject	7.5
2642.66	Louise Von Randow	Reject	8
2642.67	Louise Von Randow	Accept	7.5
2642.68	Louise Von Randow	Accept in Part	7.5
2642.69	Louise Von Randow	Reject	8
2642.7	Louise Von Randow	Accept in Part	6.2
2642.70	Louise Von Randow	Accept in Part	7.7
2642.71	Louise Von Randow	Accept in Part	7.7
2642.72	Louise Von Randow	Reject	8
2642.73	Louise Von Randow	Accept	7.7
2642.74	Louise Von Randow	Accept in Part	7.7
2642.75	Louise Von Randow	Reject	8
2642.76	Louise Von Randow	Accept in Part	7.7
2642.77	Louise Von Randow	Accept in Part	7.7
2642.78	Louise Von Randow	Reject	8
2642.79	Louise Von Randow	Accept	7.6

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2642.8	Louise Von Randow	Accept in Part	6.2
2642.80	Louise Von Randow	Accept	7.6
2642.81	Louise Von Randow	Reject	3.1
2642.82	Louise Von Randow	Reject	3.1
2642.83	Louise Von Randow	Reject	3.1
2642.84	Louise Von Randow	Reject	3.1
2642.85	Louise Von Randow	Reject	3.1
2642.86	Louise Von Randow	Reject	3.1
2642.87	Louise Von Randow	Reject	3.1
2642.88	Louise Von Randow	Reject	3.1
2642.89	Louise Von Randow	Reject	3.1
2642.9	Louise Von Randow	Accept in Part	6.2
2642.90	Louise Von Randow	Reject	3.1
2642.91	Louise Von Randow	Reject	3.1
2642.92	Louise Von Randow	Reject	3.1
2642.93	Louise Von Randow	Reject	3.1
2643.1	Marney Price	Reject	1.4
2643.10	Marney Price	Accept in Part	6.2
2643.11	Marney Price	Accept in Part	3.1 & 7.1
2643.12	Marney Price	Accept in Part	3.1 & 7.1
2643.13	Marney Price	Accept in Part	3.1 & 7.1
2643.14	Marney Price	Accept in Part	3.1 & 7.1
2643.15	Marney Price	Reject	3.1 & 7.1
2643.16	Marney Price	Reject	8
2643.17	Marney Price	Accept in Part	5
2643.18	Marney Price	Accept in Part	6.2
2643.19	Marney Price	Accept in Part	3.1 & 7.1
2643.2	Marney Price	Reject	4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2643.20	Marney Price	Accept in Part	3.1 & 7.1
2643.21	Marney Price	Accept in Part	3.1 & 7.1
2643.22	Marney Price	Accept in Part	3.1 & 7.1
2643.23	Marney Price	Reject	3.1 & 7.1
2643.24	Marney Price	Reject	3.1 & 7.1
2643.25	Marney Price	Reject	8
2643.26	Marney Price	Accept in Part	5
2643.27	Marney Price	Accept in Part	6.3
2643.28	Marney Price	Accept in Part	6.3
2643.29	Marney Price	Accept in Part	6.3
2643.3	Marney Price	Reject	4
2643.30	Marney Price	Accept in Part	6.3
2643.31	Marney Price	Reject	7.2
2643.32	Marney Price	Accept in Part	7.2
2643.33	Marney Price	Reject	7.2
2643.34	Marney Price	Reject	8
2643.35	Marney Price	Accept in Part	5
2643.36	Marney Price	Accept in Part	6.2
2643.37	Marney Price	Accept in Part	6.2
2643.38	Marney Price	Accept in Part	6.2
2643.39	Marney Price	Accept in Part	6.2
2643.4	Marney Price	Reject	4
2643.40	Marney Price	Accept in Part	3.1 & 7.1
2643.41	Marney Price	Accept in Part	3.1 & 7.1
2643.42	Marney Price	Accept in Part	3.1 & 7.1
2643.43	Marney Price	Accept in Part	3.1 & 7.1
2643.44	Marney Price	Reject	8
2643.45	Marney Price	Accept in Part	5

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2643.46	Marney Price	Accept in Part	6.2
2643.47	Marney Price	Accept in Part	6.2
2643.48	Marney Price	Accept in Part	6.2
2643.49	Marney Price	Accept in Part	6.2
2643.5	Marney Price	Reject	4
2643.50	Marney Price	Accept in Part	6.2
2643.51	Marney Price	Accept in Part	6.2
2643.52	Marney Price	Accept in Part	3.1 & 7.1
2643.53	Marney Price	Accept in Part	3.1 & 7.1
2643.54	Marney Price	Accept in Part	3.1 & 7.1
2643.55	Marney Price	Accept in Part	3.1 & 7.1
2643.56	Marney Price	Reject	3.1 & 7.1
2643.57	Marney Price	Reject	8
2643.58	Marney Price	Accept	7.3
2643.59	Marney Price	Accept in Part	7.3
2643.6	Marney Price	Accept in Part	5
2643.60	Marney Price	Accept	7.4
2643.61	Marney Price	Accept in Part	7.4
2643.62	Marney Price	Reject	8
2643.63	Marney Price	Accept	7.5
2643.64	Marney Price	Accept in Part	7.5
2643.65	Marney Price	Reject	7.5
2643.66	Marney Price	Reject	8
2643.67	Marney Price	Accept	7.5
2643.68	Marney Price	Accept in Part	7.5
2643.69	Marney Price	Reject	8
2643.7	Marney Price	Accept in Part	6.2
2643.70	Marney Price	Accept in Part	7.7

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2643.71	Marney Price	Accept in Part	7.7
2643.72	Marney Price	Reject	8
2643.73	Marney Price	Accept	7.7
2643.74	Marney Price	Accept in Part	7.7
2643.75	Marney Price	Reject	8
2643.76	Marney Price	Accept in Part	7.7
2643.77	Marney Price	Accept in Part	7.7
2643.78	Marney Price	Reject	8
2643.79	Marney Price	Accept	7.6
2643.8	Marney Price	Accept in Part	6.2
2643.80	Marney Price	Accept	7.6
2643.81	Marney Price	Reject	3.1
2643.82	Marney Price	Reject	3.1
2643.83	Marney Price	Reject	3.1
2643.84	Marney Price	Reject	3.1
2643.85	Marney Price	Reject	3.1
2643.86	Marney Price	Reject	3.1
2643.87	Marney Price	Reject	3.1
2643.88	Marney Price	Reject	3.1
2643.89	Marney Price	Reject	3.1
2643.9	Marney Price	Accept in Part	6.2
2643.90	Marney Price	Reject	3.1
2643.91	Marney Price	Reject	3.1
2643.92	Marney Price	Reject	3.1
2643.93	Marney Price	Reject	3.1
2644.1	Michael and Michelle Nicholas	Reject	1.4
2644.10	Michael and Michelle Nicholas	Accept in Part	6.2
2644.11	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2644.12	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.13	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.14	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.15	Michael and Michelle Nicholas	Reject	3.1 & 7.1
2644.16	Michael and Michelle Nicholas	Reject	8
2644.17	Michael and Michelle Nicholas	Accept in Part	5
2644.18	Michael and Michelle Nicholas	Accept in Part	6.2
2644.19	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.2	Michael and Michelle Nicholas	Reject	4
2644.20	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.21	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.22	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.23	Michael and Michelle Nicholas	Reject	3.1 & 7.1
2644.24	Michael and Michelle Nicholas	Reject	3.1 & 7.1
2644.25	Michael and Michelle Nicholas	Reject	8
2644.26	Michael and Michelle Nicholas	Accept in Part	5
2644.27	Michael and Michelle Nicholas	Accept in Part	6.3
2644.28	Michael and Michelle Nicholas	Accept in Part	6.3
2644.29	Michael and Michelle Nicholas	Accept in Part	6.3
2644.3	Michael and Michelle Nicholas	Reject	4
2644.30	Michael and Michelle Nicholas	Accept in Part	6.3
2644.31	Michael and Michelle Nicholas	Reject	7.2
2644.32	Michael and Michelle Nicholas	Accept in Part	7.2
2644.33	Michael and Michelle Nicholas	Reject	7.2
2644.34	Michael and Michelle Nicholas	Reject	8
2644.35	Michael and Michelle Nicholas	Accept in Part	5
2644.36	Michael and Michelle Nicholas	Accept in Part	6.2
2644.37	Michael and Michelle Nicholas	Accept in Part	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2644.38	Michael and Michelle Nicholas	Accept in Part	6.2
2644.39	Michael and Michelle Nicholas	Accept in Part	6.2
2644.4	Michael and Michelle Nicholas	Reject	4
2644.40	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.41	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.42	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.43	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.44	Michael and Michelle Nicholas	Reject	8
2644.45	Michael and Michelle Nicholas	Accept in Part	5
2644.46	Michael and Michelle Nicholas	Accept in Part	6.2
2644.47	Michael and Michelle Nicholas	Accept in Part	6.2
2644.48	Michael and Michelle Nicholas	Accept in Part	6.2
2644.49	Michael and Michelle Nicholas	Accept in Part	6.2
2644.5	Michael and Michelle Nicholas	Reject	4
2644.50	Michael and Michelle Nicholas	Accept in Part	6.2
2644.51	Michael and Michelle Nicholas	Accept in Part	6.2
2644.52	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.53	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.54	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.55	Michael and Michelle Nicholas	Accept in Part	3.1 & 7.1
2644.56	Michael and Michelle Nicholas	Reject	3.1 & 7.1
2644.57	Michael and Michelle Nicholas	Reject	8
2644.58	Michael and Michelle Nicholas	Accept	7.3
2644.59	Michael and Michelle Nicholas	Accept in Part	7.3
2644.6	Michael and Michelle Nicholas	Accept in Part	5
2644.60	Michael and Michelle Nicholas	Accept	7.4
2644.61	Michael and Michelle Nicholas	Accept in Part	7.4
2644.62	Michael and Michelle Nicholas	Reject	8

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2644.63	Michael and Michelle Nicholas	Accept	7.5
2644.64	Michael and Michelle Nicholas	Accept in Part	7.5
2644.65	Michael and Michelle Nicholas	Reject	7.5
2644.66	Michael and Michelle Nicholas	Reject	8
2644.67	Michael and Michelle Nicholas	Accept	7.5
2644.68	Michael and Michelle Nicholas	Accept in Part	7.5
2644.69	Michael and Michelle Nicholas	Reject	8
2644.7	Michael and Michelle Nicholas	Accept in Part	6.2
2644.70	Michael and Michelle Nicholas	Accept in Part	7.7
2644.71	Michael and Michelle Nicholas	Accept in Part	7.7
2644.72	Michael and Michelle Nicholas	Reject	8
2644.73	Michael and Michelle Nicholas	Accept	7.7
2644.74	Michael and Michelle Nicholas	Accept in Part	7.7
2644.75	Michael and Michelle Nicholas	Reject	8
2644.76	Michael and Michelle Nicholas	Accept in Part	7.7
2644.77	Michael and Michelle Nicholas	Accept in Part	7.7
2644.78	Michael and Michelle Nicholas	Reject	8
2644.79	Michael and Michelle Nicholas	Accept	7.6
2644.8	Michael and Michelle Nicholas	Accept in Part	6.2
2644.80	Michael and Michelle Nicholas	Accept	7.6
2644.81	Michael and Michelle Nicholas	Reject	3.1
2644.82	Michael and Michelle Nicholas	Reject	3.1
2644.83	Michael and Michelle Nicholas	Reject	3.1
2644.84	Michael and Michelle Nicholas	Reject	3.1
2644.85	Michael and Michelle Nicholas	Reject	3.1
2644.86	Michael and Michelle Nicholas	Reject	3.1
2644.87	Michael and Michelle Nicholas	Reject	3.1
2644.88	Michael and Michelle Nicholas	Reject	3.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2644.89	Michael and Michelle Nicholas	Reject	3.1
2644.9	Michael and Michelle Nicholas	Accept in Part	6.2
2644.90	Michael and Michelle Nicholas	Reject	3.1
2644.91	Michael and Michelle Nicholas	Reject	3.1
2644.92	Michael and Michelle Nicholas	Reject	3.1
2644.93	Michael and Michelle Nicholas	Reject	3.1
2645.1	Michael Ross	Reject	1.4
2645.10	Michael Ross	Accept in Part	6.2
2645.11	Michael Ross	Accept in Part	3.1 & 7.1
2645.12	Michael Ross	Accept in Part	3.1 & 7.1
2645.13	Michael Ross	Accept in Part	3.1 & 7.1
2645.14	Michael Ross	Accept in Part	3.1 & 7.1
2645.15	Michael Ross	Reject	3.1 & 7.1
2645.16	Michael Ross	Reject	8
2645.17	Michael Ross	Accept in Part	5
2645.18	Michael Ross	Accept in Part	6.2
2645.19	Michael Ross	Accept in Part	3.1 & 7.1
2645.2	Michael Ross	Reject	4
2645.20	Michael Ross	Accept in Part	3.1 & 7.1
2645.21	Michael Ross	Accept in Part	3.1 & 7.1
2645.22	Michael Ross	Accept in Part	3.1 & 7.1
2645.23	Michael Ross	Reject	3.1 & 7.1
2645.24	Michael Ross	Reject	3.1 & 7.1
2645.25	Michael Ross	Reject	8
2645.26	Michael Ross	Accept in Part	5
2645.27	Michael Ross	Accept in Part	6.3
2645.28	Michael Ross	Accept in Part	6.3
2645.29	Michael Ross	Accept in Part	6.3

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2645.3	Michael Ross	Reject	4
2645.30	Michael Ross	Accept in Part	6.3
2645.31	Michael Ross	Reject	7.2
2645.32	Michael Ross	Accept in Part	7.2
2645.33	Michael Ross	Reject	7.2
2645.34	Michael Ross	Reject	8
2645.35	Michael Ross	Accept in Part	5
2645.36	Michael Ross	Accept in Part	6.2
2645.37	Michael Ross	Accept in Part	6.2
2645.38	Michael Ross	Accept in Part	6.2
2645.39	Michael Ross	Accept in Part	6.2
2645.4	Michael Ross	Reject	4
2645.40	Michael Ross	Accept in Part	3.1 & 7.1
2645.41	Michael Ross	Accept in Part	3.1 & 7.1
2645.42	Michael Ross	Accept in Part	3.1 & 7.1
2645.43	Michael Ross	Accept in Part	3.1 & 7.1
2645.44	Michael Ross	Reject	8
2645.45	Michael Ross	Accept in Part	5
2645.46	Michael Ross	Accept in Part	6.2
2645.47	Michael Ross	Accept in Part	6.2
2645.48	Michael Ross	Accept in Part	6.2
2645.49	Michael Ross	Accept in Part	6.2
2645.5	Michael Ross	Reject	4
2645.50	Michael Ross	Accept in Part	6.2
2645.51	Michael Ross	Accept in Part	6.2
2645.52	Michael Ross	Accept in Part	3.1 & 7.1
2645.53	Michael Ross	Accept in Part	3.1 & 7.1
2645.54	Michael Ross	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2645.55	Michael Ross	Accept in Part	3.1 & 7.1
2645.56	Michael Ross	Reject	3.1 & 7.1
2645.57	Michael Ross	Reject	8
2645.58	Michael Ross	Accept	7.3
2645.59	Michael Ross	Accept in Part	7.3
2645.6	Michael Ross	Accept in Part	5
2645.60	Michael Ross	Accept	7.4
2645.61	Michael Ross	Accept in Part	7.4
2645.62	Michael Ross	Reject	8
2645.63	Michael Ross	Accept	7.5
2645.64	Michael Ross	Accept in Part	7.5
2645.65	Michael Ross	Reject	7.5
2645.66	Michael Ross	Reject	8
2645.67	Michael Ross	Accept	7.5
2645.68	Michael Ross	Accept in Part	7.5
2645.69	Michael Ross	Reject	8
2645.7	Michael Ross	Accept in Part	6.2
2645.70	Michael Ross	Accept in Part	7.7
2645.71	Michael Ross	Accept in Part	7.7
2645.72	Michael Ross	Reject	8
2645.73	Michael Ross	Accept	7.7
2645.74	Michael Ross	Accept in Part	7.7
2645.75	Michael Ross	Reject	8
2645.76	Michael Ross	Accept in Part	7.7
2645.77	Michael Ross	Accept in Part	7.7
2645.78	Michael Ross	Reject	8
2645.79	Michael Ross	Accept	7.6
2645.8	Michael Ross	Accept in Part	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2645.80	Michael Ross	Accept	7.6
2645.81	Michael Ross	Reject	3.1
2645.82	Michael Ross	Reject	3.1
2645.83	Michael Ross	Reject	3.1
2645.84	Michael Ross	Reject	3.1
2645.85	Michael Ross	Reject	3.1
2645.86	Michael Ross	Reject	3.1
2645.87	Michael Ross	Reject	3.1
2645.88	Michael Ross	Reject	3.1
2645.89	Michael Ross	Reject	3.1
2645.9	Michael Ross	Accept in Part	6.2
2645.90	Michael Ross	Reject	3.1
2645.91	Michael Ross	Reject	3.1
2645.92	Michael Ross	Reject	3.1
2645.93	Michael Ross	Reject	3.1
2646.1	Mike Walsh	Reject	1.4
2646.10	Mike Walsh	Accept in Part	6.2
2646.11	Mike Walsh	Accept in Part	3.1 & 7.1
2646.12	Mike Walsh	Accept in Part	3.1 & 7.1
2646.13	Mike Walsh	Accept in Part	3.1 & 7.1
2646.14	Mike Walsh	Accept in Part	3.1 & 7.1
2646.15	Mike Walsh	Reject	3.1 & 7.1
2646.16	Mike Walsh	Reject	8
2646.17	Mike Walsh	Accept in Part	5
2646.18	Mike Walsh	Accept in Part	6.2
2646.19	Mike Walsh	Accept in Part	3.1 & 7.1
2646.2	Mike Walsh	Reject	4
2646.20	Mike Walsh	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2646.21	Mike Walsh	Accept in Part	3.1 & 7.1
2646.22	Mike Walsh	Accept in Part	3.1 & 7.1
2646.23	Mike Walsh	Reject	3.1 & 7.1
2646.24	Mike Walsh	Reject	3.1 & 7.1
2646.25	Mike Walsh	Reject	8
2646.26	Mike Walsh	Accept in Part	5
2646.27	Mike Walsh	Accept in Part	6.3
2646.28	Mike Walsh	Accept in Part	6.3
2646.29	Mike Walsh	Accept in Part	6.3
2646.3	Mike Walsh	Reject	4
2646.30	Mike Walsh	Accept in Part	6.3
2646.31	Mike Walsh	Reject	7.2
2646.32	Mike Walsh	Accept in Part	7.2
2646.33	Mike Walsh	Reject	7.2
2646.34	Mike Walsh	Reject	8
2646.35	Mike Walsh	Accept in Part	5
2646.36	Mike Walsh	Accept in Part	6.2
2646.37	Mike Walsh	Accept in Part	6.2
2646.38	Mike Walsh	Accept in Part	6.2
2646.39	Mike Walsh	Accept in Part	6.2
2646.4	Mike Walsh	Reject	4
2646.40	Mike Walsh	Accept in Part	3.1 & 7.1
2646.41	Mike Walsh	Accept in Part	3.1 & 7.1
2646.42	Mike Walsh	Accept in Part	3.1 & 7.1
2646.43	Mike Walsh	Accept in Part	3.1 & 7.1
2646.44	Mike Walsh	Reject	8
2646.45	Mike Walsh	Accept in Part	5
2646.46	Mike Walsh	Accept in Part	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2646.47	Mike Walsh	Accept in Part	6.2
2646.48	Mike Walsh	Accept in Part	6.2
2646.49	Mike Walsh	Accept in Part	6.2
2646.5	Mike Walsh	Reject	4
2646.50	Mike Walsh	Accept in Part	6.2
2646.51	Mike Walsh	Accept in Part	6.2
2646.52	Mike Walsh	Accept in Part	3.1 & 7.1
2646.53	Mike Walsh	Accept in Part	3.1 & 7.1
2646.54	Mike Walsh	Accept in Part	3.1 & 7.1
2646.55	Mike Walsh	Accept in Part	3.1 & 7.1
2646.56	Mike Walsh	Reject	3.1 & 7.1
2646.57	Mike Walsh	Reject	8
2646.58	Mike Walsh	Accept	7.3
2646.59	Mike Walsh	Accept in Part	7.3
2646.6	Mike Walsh	Accept in Part	5
2646.60	Mike Walsh	Accept	7.4
2646.61	Mike Walsh	Accept in Part	7.4
2646.62	Mike Walsh	Reject	8
2646.63	Mike Walsh	Accept	7.5
2646.64	Mike Walsh	Accept in Part	7.5
2646.65	Mike Walsh	Reject	7.5
2646.66	Mike Walsh	Reject	8
2646.67	Mike Walsh	Accept	7.5
2646.68	Mike Walsh	Accept in Part	7.5
2646.69	Mike Walsh	Reject	8
2646.7	Mike Walsh	Accept in Part	6.2
2646.70	Mike Walsh	Accept in Part	7.7
2646.71	Mike Walsh	Accept in Part	7.7

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2646.72	Mike Walsh	Reject	8
2646.73	Mike Walsh	Accept	7.7
2646.74	Mike Walsh	Accept in Part	7.7
2646.75	Mike Walsh	Reject	8
2646.76	Mike Walsh	Accept in Part	7.7
2646.77	Mike Walsh	Accept in Part	7.7
2646.78	Mike Walsh	Reject	8
2646.79	Mike Walsh	Accept	7.6
2646.8	Mike Walsh	Accept in Part	6.2
2646.80	Mike Walsh	Accept	7.6
2646.81	Mike Walsh	Reject	3.1
2646.82	Mike Walsh	Reject	3.1
2646.83	Mike Walsh	Reject	3.1
2646.84	Mike Walsh	Reject	3.1
2646.85	Mike Walsh	Reject	3.1
2646.86	Mike Walsh	Reject	3.1
2646.87	Mike Walsh	Reject	3.1
2646.88	Mike Walsh	Reject	3.1
2646.89	Mike Walsh	Reject	3.1
2646.9	Mike Walsh	Accept in Part	6.2
2646.90	Mike Walsh	Reject	3.1
2646.91	Mike Walsh	Reject	3.1
2646.92	Mike Walsh	Reject	3.1
2646.93	Mike Walsh	Reject	3.1
2647.1	Phil Dickens	Reject	1.4
2647.10	Phil Dickens	Accept in Part	6.2
2647.11	Phil Dickens	Accept in Part	3.1 & 7.1
2647.12	Phil Dickens	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2647.13	Phil Dickens	Accept in Part	3.1 & 7.1
2647.14	Phil Dickens	Accept in Part	3.1 & 7.1
2647.15	Phil Dickens	Reject	3.1 & 7.1
2647.16	Phil Dickens	Reject	8
2647.17	Phil Dickens	Accept in Part	5
2647.18	Phil Dickens	Accept in Part	6.2
2647.19	Phil Dickens	Accept in Part	3.1 & 7.1
2647.2	Phil Dickens	Reject	4
2647.20	Phil Dickens	Accept in Part	3.1 & 7.1
2647.21	Phil Dickens	Accept in Part	3.1 & 7.1
2647.22	Phil Dickens	Accept in Part	3.1 & 7.1
2647.23	Phil Dickens	Reject	3.1 & 7.1
2647.24	Phil Dickens	Reject	3.1 & 7.1
2647.25	Phil Dickens	Reject	8
2647.26	Phil Dickens	Accept in Part	5
2647.27	Phil Dickens	Accept in Part	6.3
2647.28	Phil Dickens	Accept in Part	6.3
2647.29	Phil Dickens	Accept in Part	6.3
2647.3	Phil Dickens	Reject	4
2647.30	Phil Dickens	Accept in Part	6.3
2647.31	Phil Dickens	Reject	7.2
2647.32	Phil Dickens	Accept in Part	7.2
2647.33	Phil Dickens	Reject	7.2
2647.34	Phil Dickens	Reject	8
2647.35	Phil Dickens	Accept in Part	5
2647.36	Phil Dickens	Accept in Part	6.2
2647.37	Phil Dickens	Accept in Part	6.2
2647.38	Phil Dickens	Accept in Part	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2647.39	Phil Dickens	Accept in Part	6.2
2647.4	Phil Dickens	Reject	4
2647.40	Phil Dickens	Accept in Part	3.1 & 7.1
2647.41	Phil Dickens	Accept in Part	3.1 & 7.1
2647.42	Phil Dickens	Accept in Part	3.1 & 7.1
2647.43	Phil Dickens	Accept in Part	3.1 & 7.1
2647.44	Phil Dickens	Reject	8
2647.45	Phil Dickens	Accept in Part	5
2647.46	Phil Dickens	Accept in Part	6.2
2647.47	Phil Dickens	Accept in Part	6.2
2647.48	Phil Dickens	Accept in Part	6.2
2647.49	Phil Dickens	Accept in Part	6.2
2647.5	Phil Dickens	Reject	4
2647.50	Phil Dickens	Accept in Part	6.2
2647.51	Phil Dickens	Accept in Part	6.2
2647.52	Phil Dickens	Accept in Part	3.1 & 7.1
2647.53	Phil Dickens	Accept in Part	3.1 & 7.1
2647.54	Phil Dickens	Accept in Part	3.1 & 7.1
2647.55	Phil Dickens	Accept in Part	3.1 & 7.1
2647.56	Phil Dickens	Reject	3.1 & 7.1
2647.57	Phil Dickens	Reject	8
2647.58	Phil Dickens	Accept	7.3
2647.59	Phil Dickens	Accept in Part	7.3
2647.6	Phil Dickens	Accept in Part	5
2647.60	Phil Dickens	Accept	7.4
2647.61	Phil Dickens	Accept in Part	7.4
2647.62	Phil Dickens	Reject	8
2647.63	Phil Dickens	Accept	7.5

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2647.64	Phil Dickens	Accept in Part	7.5
2647.65	Phil Dickens	Reject	7.5
2647.66	Phil Dickens	Reject	8
2647.67	Phil Dickens	Accept	7.5
2647.68	Phil Dickens	Accept in Part	7.5
2647.69	Phil Dickens	Reject	8
2647.7	Phil Dickens	Accept in Part	6.2
2647.70	Phil Dickens	Accept in Part	7.7
2647.71	Phil Dickens	Accept in Part	7.7
2647.72	Phil Dickens	Reject	8
2647.73	Phil Dickens	Accept	7.7
2647.74	Phil Dickens	Accept in Part	7.7
2647.75	Phil Dickens	Reject	8
2647.76	Phil Dickens	Accept in Part	7.7
2647.77	Phil Dickens	Accept in Part	7.7
2647.78	Phil Dickens	Reject	8
2647.79	Phil Dickens	Accept	7.6
2647.8	Phil Dickens	Accept in Part	6.2
2647.80	Phil Dickens	Accept	7.6
2647.81	Phil Dickens	Reject	3.1
2647.82	Phil Dickens	Reject	3.1
2647.83	Phil Dickens	Reject	3.1
2647.84	Phil Dickens	Reject	3.1
2647.85	Phil Dickens	Reject	3.1
2647.86	Phil Dickens	Reject	3.1
2647.87	Phil Dickens	Reject	3.1
2647.88	Phil Dickens	Reject	3.1
2647.89	Phil Dickens	Reject	3.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2647.9	Phil Dickens	Accept in Part	6.2
2647.90	Phil Dickens	Reject	3.1
2647.91	Phil Dickens	Reject	3.1
2647.92	Phil Dickens	Reject	3.1
2647.93	Phil Dickens	Reject	3.1
2648.1	Sharon and Adrian Reynolds	Reject	1.4
2648.10	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.11	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.12	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.13	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.14	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.15	Sharon and Adrian Reynolds	Reject	3.1 & 7.1
2648.16	Sharon and Adrian Reynolds	Reject	8
2648.17	Sharon and Adrian Reynolds	Accept in Part	5
2648.18	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.19	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.2	Sharon and Adrian Reynolds	Reject	4
2648.20	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.21	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.22	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.23	Sharon and Adrian Reynolds	Reject	3.1 & 7.1
2648.24	Sharon and Adrian Reynolds	Reject	3.1 & 7.1
2648.25	Sharon and Adrian Reynolds	Reject	8
2648.26	Sharon and Adrian Reynolds	Accept in Part	5
2648.27	Sharon and Adrian Reynolds	Accept in Part	6.3
2648.28	Sharon and Adrian Reynolds	Accept in Part	6.3
2648.29	Sharon and Adrian Reynolds	Accept in Part	6.3
2648.3	Sharon and Adrian Reynolds	Reject	4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2648.30	Sharon and Adrian Reynolds	Accept in Part	6.3
2648.31	Sharon and Adrian Reynolds	Reject	7.2
2648.32	Sharon and Adrian Reynolds	Accept in Part	7.2
2648.33	Sharon and Adrian Reynolds	Reject	7.2
2648.34	Sharon and Adrian Reynolds	Reject	8
2648.35	Sharon and Adrian Reynolds	Accept in Part	5
2648.36	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.37	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.38	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.39	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.4	Sharon and Adrian Reynolds	Reject	4
2648.40	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.41	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.42	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.43	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.44	Sharon and Adrian Reynolds	Reject	8
2648.45	Sharon and Adrian Reynolds	Accept in Part	5
2648.46	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.47	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.48	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.49	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.5	Sharon and Adrian Reynolds	Reject	4
2648.50	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.51	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.52	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.53	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.54	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1
2648.55	Sharon and Adrian Reynolds	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2648.56	Sharon and Adrian Reynolds	Reject	3.1 & 7.1
2648.57	Sharon and Adrian Reynolds	Reject	8
2648.58	Sharon and Adrian Reynolds	Accept	7.3
2648.59	Sharon and Adrian Reynolds	Accept in Part	7.3
2648.6	Sharon and Adrian Reynolds	Accept in Part	5
2648.60	Sharon and Adrian Reynolds	Accept	7.4
2648.61	Sharon and Adrian Reynolds	Accept in Part	7.4
2648.62	Sharon and Adrian Reynolds	Reject	8
2648.63	Sharon and Adrian Reynolds	Accept	7.5
2648.64	Sharon and Adrian Reynolds	Accept in Part	7.5
2648.65	Sharon and Adrian Reynolds	Reject	7.5
2648.66	Sharon and Adrian Reynolds	Reject	8
2648.67	Sharon and Adrian Reynolds	Accept	7.5
2648.68	Sharon and Adrian Reynolds	Accept in Part	7.5
2648.69	Sharon and Adrian Reynolds	Reject	8
2648.7	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.70	Sharon and Adrian Reynolds	Accept in Part	7.7
2648.71	Sharon and Adrian Reynolds	Accept in Part	7.7
2648.72	Sharon and Adrian Reynolds	Reject	8
2648.73	Sharon and Adrian Reynolds	Accept	7.7
2648.74	Sharon and Adrian Reynolds	Accept in Part	7.7
2648.75	Sharon and Adrian Reynolds	Reject	8
2648.76	Sharon and Adrian Reynolds	Accept in Part	7.7
2648.77	Sharon and Adrian Reynolds	Accept in Part	7.7
2648.78	Sharon and Adrian Reynolds	Reject	8
2648.79	Sharon and Adrian Reynolds	Accept	7.6
2648.8	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.80	Sharon and Adrian Reynolds	Accept	7.6

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2648.81	Sharon and Adrian Reynolds	Reject	3.1
2648.82	Sharon and Adrian Reynolds	Reject	3.1
2648.83	Sharon and Adrian Reynolds	Reject	3.1
2648.84	Sharon and Adrian Reynolds	Reject	3.1
2648.85	Sharon and Adrian Reynolds	Reject	3.1
2648.86	Sharon and Adrian Reynolds	Reject	3.1
2648.87	Sharon and Adrian Reynolds	Reject	3.1
2648.88	Sharon and Adrian Reynolds	Reject	3.1
2648.89	Sharon and Adrian Reynolds	Reject	3.1
2648.9	Sharon and Adrian Reynolds	Accept in Part	6.2
2648.90	Sharon and Adrian Reynolds	Reject	3.1
2648.91	Sharon and Adrian Reynolds	Reject	3.1
2648.92	Sharon and Adrian Reynolds	Reject	3.1
2648.93	Sharon and Adrian Reynolds	Reject	3.1
2649.1	Stephanie Grant	Reject	1.4
2649.10	Stephanie Grant	Accept in Part	6.2
2649.11	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.12	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.13	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.14	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.15	Stephanie Grant	Reject	3.1 & 7.1
2649.16	Stephanie Grant	Reject	8
2649.17	Stephanie Grant	Accept in Part	5
2649.18	Stephanie Grant	Accept in Part	6.2
2649.19	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.2	Stephanie Grant	Reject	4
2649.20	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.21	Stephanie Grant	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2649.22	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.23	Stephanie Grant	Reject	3.1 & 7.1
2649.24	Stephanie Grant	Reject	3.1 & 7.1
2649.25	Stephanie Grant	Reject	8
2649.26	Stephanie Grant	Accept in Part	5
2649.27	Stephanie Grant	Accept in Part	6.3
2649.28	Stephanie Grant	Accept in Part	6.3
2649.29	Stephanie Grant	Accept in Part	6.3
2649.3	Stephanie Grant	Reject	4
2649.30	Stephanie Grant	Accept in Part	6.3
2649.31	Stephanie Grant	Reject	7.2
2649.32	Stephanie Grant	Accept in Part	7.2
2649.33	Stephanie Grant	Reject	7.2
2649.34	Stephanie Grant	Reject	8
2649.35	Stephanie Grant	Accept in Part	5
2649.36	Stephanie Grant	Accept in Part	6.2
2649.37	Stephanie Grant	Accept in Part	6.2
2649.38	Stephanie Grant	Accept in Part	6.2
2649.39	Stephanie Grant	Accept in Part	6.2
2649.4	Stephanie Grant	Reject	4
2649.40	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.41	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.42	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.43	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.44	Stephanie Grant	Reject	8
2649.45	Stephanie Grant	Accept in Part	5
2649.46	Stephanie Grant	Accept in Part	6.2
2649.47	Stephanie Grant	Accept in Part	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2649.48	Stephanie Grant	Accept in Part	6.2
2649.49	Stephanie Grant	Accept in Part	6.2
2649.5	Stephanie Grant	Reject	4
2649.50	Stephanie Grant	Accept in Part	6.2
2649.51	Stephanie Grant	Accept in Part	6.2
2649.52	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.53	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.54	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.55	Stephanie Grant	Accept in Part	3.1 & 7.1
2649.56	Stephanie Grant	Reject	3.1 & 7.1
2649.57	Stephanie Grant	Reject	8
2649.58	Stephanie Grant	Accept	7.3
2649.59	Stephanie Grant	Accept in Part	7.3
2649.6	Stephanie Grant	Accept in Part	5
2649.60	Stephanie Grant	Accept	7.4
2649.61	Stephanie Grant	Accept in Part	7.4
2649.62	Stephanie Grant	Reject	8
2649.63	Stephanie Grant	Accept	7.5
2649.64	Stephanie Grant	Accept in Part	7.5
2649.65	Stephanie Grant	Reject	7.5
2649.66	Stephanie Grant	Reject	8
2649.67	Stephanie Grant	Accept	7.5
2649.68	Stephanie Grant	Accept in Part	7.5
2649.69	Stephanie Grant	Reject	8
2649.7	Stephanie Grant	Accept in Part	6.2
2649.70	Stephanie Grant	Accept in Part	7.7
2649.71	Stephanie Grant	Accept in Part	7.7
2649.72	Stephanie Grant	Reject	8

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2649.73	Stephanie Grant	Accept	7.7
2649.74	Stephanie Grant	Accept in Part	7.7
2649.75	Stephanie Grant	Reject	8
2649.76	Stephanie Grant	Accept in Part	7.7
2649.77	Stephanie Grant	Accept in Part	7.7
2649.78	Stephanie Grant	Reject	8
2649.79	Stephanie Grant	Accept	7.6
2649.8	Stephanie Grant	Accept in Part	6.2
2649.80	Stephanie Grant	Accept	7.6
2649.81	Stephanie Grant	Reject	3.1
2649.82	Stephanie Grant	Reject	3.1
2649.83	Stephanie Grant	Reject	3.1
2649.84	Stephanie Grant	Reject	3.1
2649.85	Stephanie Grant	Reject	3.1
2649.86	Stephanie Grant	Reject	3.1
2649.87	Stephanie Grant	Reject	3.1
2649.88	Stephanie Grant	Reject	3.1
2649.89	Stephanie Grant	Reject	3.1
2649.9	Stephanie Grant	Accept in Part	6.2
2649.90	Stephanie Grant	Reject	3.1
2649.91	Stephanie Grant	Reject	3.1
2649.92	Stephanie Grant	Reject	3.1
2649.93	Stephanie Grant	Reject	3.1
2650.1	Tania Carter	Reject	1.4
2650.10	Tania Carter	Accept in Part	6.2
2650.11	Tania Carter	Accept in Part	3.1 & 7.1
2650.12	Tania Carter	Accept in Part	3.1 & 7.1
2650.13	Tania Carter	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2650.14	Tania Carter	Accept in Part	3.1 & 7.1
2650.15	Tania Carter	Reject	3.1 & 7.1
2650.16	Tania Carter	Reject	8
2650.17	Tania Carter	Accept in Part	5
2650.18	Tania Carter	Accept in Part	6.2
2650.19	Tania Carter	Accept in Part	3.1 & 7.1
2650.2	Tania Carter	Reject	4
2650.20	Tania Carter	Accept in Part	3.1 & 7.1
2650.21	Tania Carter	Accept in Part	3.1 & 7.1
2650.22	Tania Carter	Accept in Part	3.1 & 7.1
2650.23	Tania Carter	Reject	3.1 & 7.1
2650.24	Tania Carter	Reject	3.1 & 7.1
2650.25	Tania Carter	Reject	8
2650.26	Tania Carter	Accept in Part	5
2650.27	Tania Carter	Accept in Part	6.3
2650.28	Tania Carter	Accept in Part	6.3
2650.29	Tania Carter	Accept in Part	6.3
2650.3	Tania Carter	Reject	4
2650.30	Tania Carter	Accept in Part	6.3
2650.31	Tania Carter	Reject	7.2
2650.32	Tania Carter	Accept in Part	7.2
2650.33	Tania Carter	Reject	7.2
2650.34	Tania Carter	Reject	8
2650.35	Tania Carter	Accept in Part	5
2650.36	Tania Carter	Accept in Part	6.2
2650.37	Tania Carter	Accept in Part	6.2
2650.38	Tania Carter	Accept in Part	6.2
2650.39	Tania Carter	Accept in Part	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2650.4	Tania Carter	Reject	4
2650.40	Tania Carter	Accept in Part	3.1 & 7.1
2650.41	Tania Carter	Accept in Part	3.1 & 7.1
2650.42	Tania Carter	Accept in Part	3.1 & 7.1
2650.43	Tania Carter	Accept in Part	3.1 & 7.1
2650.44	Tania Carter	Reject	8
2650.45	Tania Carter	Accept in Part	5
2650.46	Tania Carter	Accept in Part	6.2
2650.47	Tania Carter	Accept in Part	6.2
2650.48	Tania Carter	Accept in Part	6.2
2650.49	Tania Carter	Accept in Part	6.2
2650.5	Tania Carter	Reject	4
2650.50	Tania Carter	Accept in Part	6.2
2650.51	Tania Carter	Accept in Part	6.2
2650.52	Tania Carter	Accept in Part	3.1 & 7.1
2650.53	Tania Carter	Accept in Part	3.1 & 7.1
2650.54	Tania Carter	Accept in Part	3.1 & 7.1
2650.55	Tania Carter	Accept in Part	3.1 & 7.1
2650.56	Tania Carter	Reject	3.1 & 7.1
2650.57	Tania Carter	Reject	8
2650.58	Tania Carter	Accept	7.3
2650.59	Tania Carter	Accept in Part	7.3
2650.6	Tania Carter	Accept in Part	5
2650.60	Tania Carter	Accept	7.4
2650.61	Tania Carter	Accept in Part	7.4
2650.62	Tania Carter	Reject	8
2650.63	Tania Carter	Accept	7.5
2650.64	Tania Carter	Accept in Part	7.5

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2650.65	Tania Carter	Reject	7.5
2650.66	Tania Carter	Reject	8
2650.67	Tania Carter	Accept	7.5
2650.68	Tania Carter	Accept in Part	7.5
2650.69	Tania Carter	Reject	8
2650.7	Tania Carter	Accept in Part	6.2
2650.70	Tania Carter	Accept in Part	7.7
2650.71	Tania Carter	Accept in Part	7.7
2650.72	Tania Carter	Reject	8
2650.73	Tania Carter	Accept	7.7
2650.74	Tania Carter	Accept in Part	7.7
2650.75	Tania Carter	Reject	8
2650.76	Tania Carter	Accept in Part	7.7
2650.77	Tania Carter	Accept in Part	7.7
2650.78	Tania Carter	Reject	8
2650.79	Tania Carter	Accept	7.6
2650.8	Tania Carter	Accept in Part	6.2
2650.80	Tania Carter	Accept	7.6
2650.81	Tania Carter	Reject	3.1
2650.82	Tania Carter	Reject	3.1
2650.83	Tania Carter	Reject	3.1
2650.84	Tania Carter	Reject	3.1
2650.85	Tania Carter	Reject	3.1
2650.86	Tania Carter	Reject	3.1
2650.87	Tania Carter	Reject	3.1
2650.88	Tania Carter	Reject	3.1
2650.89	Tania Carter	Reject	3.1
2650.9	Tania Carter	Accept in Part	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2650.90	Tania Carter	Reject	3.1
2650.91	Tania Carter	Reject	3.1
2650.92	Tania Carter	Reject	3.1
2650.93	Tania Carter	Reject	3.1
2651.1	Tania McKenzie	Reject	1.4
2651.10	Tania McKenzie	Accept in Part	6.2
2651.11	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.12	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.13	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.14	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.15	Tania McKenzie	Reject	3.1 & 7.1
2651.16	Tania McKenzie	Reject	8
2651.17	Tania McKenzie	Accept in Part	5
2651.18	Tania McKenzie	Accept in Part	6.2
2651.19	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.2	Tania McKenzie	Reject	4
2651.20	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.21	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.22	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.23	Tania McKenzie	Reject	3.1 & 7.1
2651.24	Tania McKenzie	Reject	3.1 & 7.1
2651.25	Tania McKenzie	Reject	8
2651.26	Tania McKenzie	Accept in Part	5
2651.27	Tania McKenzie	Accept in Part	6.3
2651.28	Tania McKenzie	Accept in Part	6.3
2651.29	Tania McKenzie	Accept in Part	6.3
2651.3	Tania McKenzie	Reject	4
2651.30	Tania McKenzie	Accept in Part	6.3

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2651.31	Tania McKenzie	Reject	7.2
2651.32	Tania McKenzie	Accept in Part	7.2
2651.33	Tania McKenzie	Reject	7.2
2651.34	Tania McKenzie	Reject	8
2651.35	Tania McKenzie	Accept in Part	5
2651.36	Tania McKenzie	Accept in Part	6.2
2651.37	Tania McKenzie	Accept in Part	6.2
2651.38	Tania McKenzie	Accept in Part	6.2
2651.39	Tania McKenzie	Accept in Part	6.2
2651.4	Tania McKenzie	Reject	4
2651.40	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.41	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.42	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.43	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.44	Tania McKenzie	Reject	8
2651.45	Tania McKenzie	Accept in Part	5
2651.46	Tania McKenzie	Accept in Part	6.2
2651.47	Tania McKenzie	Accept in Part	6.2
2651.48	Tania McKenzie	Accept in Part	6.2
2651.49	Tania McKenzie	Accept in Part	6.2
2651.5	Tania McKenzie	Reject	4
2651.50	Tania McKenzie	Accept in Part	6.2
2651.51	Tania McKenzie	Accept in Part	6.2
2651.52	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.53	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.54	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.55	Tania McKenzie	Accept in Part	3.1 & 7.1
2651.56	Tania McKenzie	Reject	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2651.57	Tania McKenzie	Reject	8
2651.58	Tania McKenzie	Accept	7.3
2651.59	Tania McKenzie	Accept in Part	7.3
2651.6	Tania McKenzie	Accept in Part	5
2651.60	Tania McKenzie	Accept	7.4
2651.61	Tania McKenzie	Accept in Part	7.4
2651.62	Tania McKenzie	Reject	8
2651.63	Tania McKenzie	Accept	7.5
2651.64	Tania McKenzie	Accept in Part	7.5
2651.65	Tania McKenzie	Reject	7.5
2651.66	Tania McKenzie	Reject	8
2651.67	Tania McKenzie	Accept	7.5
2651.68	Tania McKenzie	Accept in Part	7.5
2651.69	Tania McKenzie	Reject	8
2651.7	Tania McKenzie	Accept in Part	6.2
2651.70	Tania McKenzie	Accept in Part	7.7
2651.71	Tania McKenzie	Accept in Part	7.7
2651.72	Tania McKenzie	Reject	8
2651.73	Tania McKenzie	Accept	7.7
2651.74	Tania McKenzie	Accept in Part	7.7
2651.75	Tania McKenzie	Reject	8
2651.76	Tania McKenzie	Accept in Part	7.7
2651.77	Tania McKenzie	Accept in Part	7.7
2651.78	Tania McKenzie	Reject	8
2651.79	Tania McKenzie	Accept	7.6
2651.8	Tania McKenzie	Accept in Part	6.2
2651.80	Tania McKenzie	Accept	7.6
2651.81	Tania McKenzie	Reject	3.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2651.82	Tania McKenzie	Reject	3.1
2651.83	Tania McKenzie	Reject	3.1
2651.84	Tania McKenzie	Reject	3.1
2651.85	Tania McKenzie	Reject	3.1
2651.86	Tania McKenzie	Reject	3.1
2651.87	Tania McKenzie	Reject	3.1
2651.88	Tania McKenzie	Reject	3.1
2651.89	Tania McKenzie	Reject	3.1
2651.9	Tania McKenzie	Accept in Part	6.2
2651.90	Tania McKenzie	Reject	3.1
2651.91	Tania McKenzie	Reject	3.1
2651.92	Tania McKenzie	Reject	3.1
2651.93	Tania McKenzie	Reject	3.1
2652.1	Thomas Symon	Reject	1.4
2652.10	Thomas Symon	Accept in Part	6.2
2652.11	Thomas Symon	Accept in Part	3.1 & 7.1
2652.12	Thomas Symon	Accept in Part	3.1 & 7.1
2652.13	Thomas Symon	Accept in Part	3.1 & 7.1
2652.14	Thomas Symon	Accept in Part	3.1 & 7.1
2652.15	Thomas Symon	Reject	3.1 & 7.1
2652.16	Thomas Symon	Reject	8
2652.17	Thomas Symon	Accept in Part	5
2652.18	Thomas Symon	Accept in Part	6.2
2652.19	Thomas Symon	Accept in Part	3.1 & 7.1
2652.2	Thomas Symon	Reject	4
2652.20	Thomas Symon	Accept in Part	3.1 & 7.1
2652.21	Thomas Symon	Accept in Part	3.1 & 7.1
2652.22	Thomas Symon	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2652.23	Thomas Symon	Reject	3.1 & 7.1
2652.24	Thomas Symon	Reject	3.1 & 7.1
2652.25	Thomas Symon	Reject	8
2652.26	Thomas Symon	Accept in Part	5
2652.27	Thomas Symon	Accept in Part	6.3
2652.28	Thomas Symon	Accept in Part	6.3
2652.29	Thomas Symon	Accept in Part	6.3
2652.3	Thomas Symon	Reject	4
2652.30	Thomas Symon	Accept in Part	6.3
2652.31	Thomas Symon	Reject	7.2
2652.32	Thomas Symon	Accept in Part	7.2
2652.33	Thomas Symon	Reject	7.2
2652.34	Thomas Symon	Reject	8
2652.35	Thomas Symon	Accept in Part	5
2652.36	Thomas Symon	Accept in Part	6.2
2652.37	Thomas Symon	Accept in Part	6.2
2652.38	Thomas Symon	Accept in Part	6.2
2652.39	Thomas Symon	Accept in Part	6.2
2652.4	Thomas Symon	Reject	4
2652.40	Thomas Symon	Accept in Part	3.1 & 7.1
2652.41	Thomas Symon	Accept in Part	3.1 & 7.1
2652.42	Thomas Symon	Accept in Part	3.1 & 7.1
2652.43	Thomas Symon	Accept in Part	3.1 & 7.1
2652.44	Thomas Symon	Reject	8
2652.45	Thomas Symon	Accept in Part	5
2652.46	Thomas Symon	Accept in Part	6.2
2652.47	Thomas Symon	Accept in Part	6.2
2652.48	Thomas Symon	Accept in Part	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2652.49	Thomas Symon	Accept in Part	6.2
2652.5	Thomas Symon	Reject	4
2652.50	Thomas Symon	Accept in Part	6.2
2652.51	Thomas Symon	Accept in Part	6.2
2652.52	Thomas Symon	Accept in Part	3.1 & 7.1
2652.53	Thomas Symon	Accept in Part	3.1 & 7.1
2652.54	Thomas Symon	Accept in Part	3.1 & 7.1
2652.55	Thomas Symon	Accept in Part	3.1 & 7.1
2652.56	Thomas Symon	Reject	3.1 & 7.1
2652.57	Thomas Symon	Reject	8
2652.58	Thomas Symon	Accept	7.3
2652.59	Thomas Symon	Accept in Part	7.3
2652.6	Thomas Symon	Accept in Part	5
2652.60	Thomas Symon	Accept	7.4
2652.61	Thomas Symon	Accept in Part	7.4
2652.62	Thomas Symon	Reject	8
2652.63	Thomas Symon	Accept	7.5
2652.64	Thomas Symon	Accept in Part	7.5
2652.65	Thomas Symon	Reject	7.5
2652.66	Thomas Symon	Reject	8
2652.67	Thomas Symon	Accept	7.5
2652.68	Thomas Symon	Accept in Part	7.5
2652.69	Thomas Symon	Reject	8
2652.7	Thomas Symon	Accept in Part	6.2
2652.70	Thomas Symon	Accept in Part	7.7
2652.71	Thomas Symon	Accept in Part	7.7
2652.72	Thomas Symon	Reject	8
2652.73	Thomas Symon	Accept	7.7

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2652.74	Thomas Symon	Accept in Part	7.7
2652.75	Thomas Symon	Reject	8
2652.76	Thomas Symon	Accept in Part	7.7
2652.77	Thomas Symon	Accept in Part	7.7
2652.78	Thomas Symon	Reject	8
2652.79	Thomas Symon	Accept	7.6
2652.8	Thomas Symon	Accept in Part	6.2
2652.80	Thomas Symon	Accept	7.6
2652.81	Thomas Symon	Reject	3.1
2652.82	Thomas Symon	Reject	3.1
2652.83	Thomas Symon	Reject	3.1
2652.84	Thomas Symon	Reject	3.1
2652.85	Thomas Symon	Reject	3.1
2652.86	Thomas Symon	Reject	3.1
2652.87	Thomas Symon	Reject	3.1
2652.88	Thomas Symon	Reject	3.1
2652.89	Thomas Symon	Reject	3.1
2652.9	Thomas Symon	Accept in Part	6.2
2652.90	Thomas Symon	Reject	3.1
2652.91	Thomas Symon	Reject	3.1
2652.92	Thomas Symon	Reject	3.1
2652.93	Thomas Symon	Reject	3.1
2653.1	Toni and Richard Taylor	Reject	1.4
2653.10	Toni and Richard Taylor	Accept in Part	6.2
2653.11	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.12	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.13	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.14	Toni and Richard Taylor	Accept in Part	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2653.15	Toni and Richard Taylor	Reject	3.1 & 7.1
2653.16	Toni and Richard Taylor	Reject	8
2653.17	Toni and Richard Taylor	Accept in Part	5
2653.18	Toni and Richard Taylor	Accept in Part	6.2
2653.19	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.2	Toni and Richard Taylor	Reject	4
2653.20	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.21	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.22	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.23	Toni and Richard Taylor	Reject	3.1 & 7.1
2653.24	Toni and Richard Taylor	Reject	3.1 & 7.1
2653.25	Toni and Richard Taylor	Reject	8
2653.26	Toni and Richard Taylor	Accept in Part	5
2653.27	Toni and Richard Taylor	Accept in Part	6.3
2653.28	Toni and Richard Taylor	Accept in Part	6.3
2653.29	Toni and Richard Taylor	Accept in Part	6.3
2653.3	Toni and Richard Taylor	Reject	4
2653.30	Toni and Richard Taylor	Accept in Part	6.3
2653.31	Toni and Richard Taylor	Reject	7.2
2653.32	Toni and Richard Taylor	Accept in Part	7.2
2653.33	Toni and Richard Taylor	Reject	7.2
2653.34	Toni and Richard Taylor	Reject	8
2653.35	Toni and Richard Taylor	Accept in Part	5
2653.36	Toni and Richard Taylor	Accept in Part	6.2
2653.37	Toni and Richard Taylor	Accept in Part	6.2
2653.38	Toni and Richard Taylor	Accept in Part	6.2
2653.39	Toni and Richard Taylor	Accept in Part	6.2
2653.4	Toni and Richard Taylor	Reject	4

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2653.40	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.41	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.42	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.43	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.44	Toni and Richard Taylor	Reject	8
2653.45	Toni and Richard Taylor	Accept in Part	5
2653.46	Toni and Richard Taylor	Accept in Part	6.2
2653.47	Toni and Richard Taylor	Accept in Part	6.2
2653.48	Toni and Richard Taylor	Accept in Part	6.2
2653.49	Toni and Richard Taylor	Accept in Part	6.2
2653.5	Toni and Richard Taylor	Reject	4
2653.50	Toni and Richard Taylor	Accept in Part	6.2
2653.51	Toni and Richard Taylor	Accept in Part	6.2
2653.52	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.53	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.54	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.55	Toni and Richard Taylor	Accept in Part	3.1 & 7.1
2653.56	Toni and Richard Taylor	Reject	3.1 & 7.1
2653.57	Toni and Richard Taylor	Reject	8
2653.58	Toni and Richard Taylor	Accept	7.3
2653.59	Toni and Richard Taylor	Accept in Part	7.3
2653.6	Toni and Richard Taylor	Accept in Part	5
2653.60	Toni and Richard Taylor	Accept	7.4
2653.61	Toni and Richard Taylor	Accept in Part	7.4
2653.62	Toni and Richard Taylor	Reject	8
2653.63	Toni and Richard Taylor	Accept	7.5
2653.64	Toni and Richard Taylor	Accept in Part	7.5
2653.65	Toni and Richard Taylor	Reject	7.5

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2653.66	Toni and Richard Taylor	Reject	8
2653.67	Toni and Richard Taylor	Accept	7.5
2653.68	Toni and Richard Taylor	Accept in Part	7.5
2653.69	Toni and Richard Taylor	Reject	8
2653.7	Toni and Richard Taylor	Accept in Part	6.2
2653.70	Toni and Richard Taylor	Accept in Part	7.7
2653.71	Toni and Richard Taylor	Accept in Part	7.7
2653.72	Toni and Richard Taylor	Reject	8
2653.73	Toni and Richard Taylor	Accept	7.7
2653.74	Toni and Richard Taylor	Accept in Part	7.7
2653.75	Toni and Richard Taylor	Reject	8
2653.76	Toni and Richard Taylor	Accept in Part	7.7
2653.77	Toni and Richard Taylor	Accept in Part	7.7
2653.78	Toni and Richard Taylor	Reject	8
2653.79	Toni and Richard Taylor	Accept	7.6
2653.8	Toni and Richard Taylor	Accept in Part	6.2
2653.80	Toni and Richard Taylor	Accept	7.6
2653.81	Toni and Richard Taylor	Reject	3.1
2653.82	Toni and Richard Taylor	Reject	3.1
2653.83	Toni and Richard Taylor	Reject	3.1
2653.84	Toni and Richard Taylor	Reject	3.1
2653.85	Toni and Richard Taylor	Reject	3.1
2653.86	Toni and Richard Taylor	Reject	3.1
2653.87	Toni and Richard Taylor	Reject	3.1
2653.88	Toni and Richard Taylor	Reject	3.1
2653.89	Toni and Richard Taylor	Reject	3.1
2653.9	Toni and Richard Taylor	Accept in Part	6.2
2653.90	Toni and Richard Taylor	Reject	3.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2653.91	Toni and Richard Taylor	Reject	3.1
2653.92	Toni and Richard Taylor	Reject	3.1
2653.93	Toni and Richard Taylor	Reject	3.1
2654.1	Trish and Tony Weir	Reject	1.4
2654.10	Trish and Tony Weir	Accept in Part	6.2
2654.11	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.12	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.13	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.14	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.15	Trish and Tony Weir	Reject	3.1 & 7.1
2654.16	Trish and Tony Weir	Reject	8
2654.17	Trish and Tony Weir	Accept in Part	5
2654.18	Trish and Tony Weir	Accept in Part	6.2
2654.19	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.2	Trish and Tony Weir	Reject	4
2654.20	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.21	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.22	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.23	Trish and Tony Weir	Reject	3.1 & 7.1
2654.24	Trish and Tony Weir	Reject	3.1 & 7.1
2654.25	Trish and Tony Weir	Reject	8
2654.26	Trish and Tony Weir	Accept in Part	5
2654.27	Trish and Tony Weir	Accept in Part	6.3
2654.28	Trish and Tony Weir	Accept in Part	6.3
2654.29	Trish and Tony Weir	Accept in Part	6.3
2654.3	Trish and Tony Weir	Reject	4
2654.30	Trish and Tony Weir	Accept in Part	6.3
2654.31	Trish and Tony Weir	Reject	7.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2654.32	Trish and Tony Weir	Accept in Part	7.2
2654.33	Trish and Tony Weir	Reject	7.2
2654.34	Trish and Tony Weir	Reject	8
2654.35	Trish and Tony Weir	Accept in Part	5
2654.36	Trish and Tony Weir	Accept in Part	6.2
2654.37	Trish and Tony Weir	Accept in Part	6.2
2654.38	Trish and Tony Weir	Accept in Part	6.2
2654.39	Trish and Tony Weir	Accept in Part	6.2
2654.4	Trish and Tony Weir	Reject	4
2654.40	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.41	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.42	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.43	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.44	Trish and Tony Weir	Reject	8
2654.45	Trish and Tony Weir	Accept in Part	5
2654.46	Trish and Tony Weir	Accept in Part	6.2
2654.47	Trish and Tony Weir	Accept in Part	6.2
2654.48	Trish and Tony Weir	Accept in Part	6.2
2654.49	Trish and Tony Weir	Accept in Part	6.2
2654.5	Trish and Tony Weir	Reject	4
2654.50	Trish and Tony Weir	Accept in Part	6.2
2654.51	Trish and Tony Weir	Accept in Part	6.2
2654.52	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.53	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.54	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.55	Trish and Tony Weir	Accept in Part	3.1 & 7.1
2654.56	Trish and Tony Weir	Reject	3.1 & 7.1
2654.57	Trish and Tony Weir	Reject	8

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2654.58	Trish and Tony Weir	Accept	7.3
2654.59	Trish and Tony Weir	Accept in Part	7.3
2654.6	Trish and Tony Weir	Accept in Part	5
2654.60	Trish and Tony Weir	Accept	7.4
2654.61	Trish and Tony Weir	Accept in Part	7.4
2654.62	Trish and Tony Weir	Reject	8
2654.63	Trish and Tony Weir	Accept	7.5
2654.64	Trish and Tony Weir	Accept in Part	7.5
2654.65	Trish and Tony Weir	Reject	7.5
2654.66	Trish and Tony Weir	Reject	8
2654.67	Trish and Tony Weir	Accept	7.5
2654.68	Trish and Tony Weir	Accept in Part	7.5
2654.69	Trish and Tony Weir	Reject	8
2654.7	Trish and Tony Weir	Accept in Part	6.2
2654.70	Trish and Tony Weir	Accept in Part	7.7
2654.71	Trish and Tony Weir	Accept in Part	7.7
2654.72	Trish and Tony Weir	Reject	8
2654.73	Trish and Tony Weir	Accept	7.7
2654.74	Trish and Tony Weir	Accept in Part	7.7
2654.75	Trish and Tony Weir	Reject	8
2654.76	Trish and Tony Weir	Accept in Part	7.7
2654.77	Trish and Tony Weir	Accept in Part	7.7
2654.78	Trish and Tony Weir	Reject	8
2654.79	Trish and Tony Weir	Accept	7.6
2654.8	Trish and Tony Weir	Accept in Part	6.2
2654.80	Trish and Tony Weir	Accept	7.6
2654.81	Trish and Tony Weir	Reject	3.1
2654.82	Trish and Tony Weir	Reject	3.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2654.83	Trish and Tony Weir	Reject	3.1
2654.84	Trish and Tony Weir	Reject	3.1
2654.85	Trish and Tony Weir	Reject	3.1
2654.86	Trish and Tony Weir	Reject	3.1
2654.87	Trish and Tony Weir	Reject	3.1
2654.88	Trish and Tony Weir	Reject	3.1
2654.89	Trish and Tony Weir	Reject	3.1
2654.9	Trish and Tony Weir	Accept in Part	6.2
2654.90	Trish and Tony Weir	Reject	3.1
2654.91	Trish and Tony Weir	Reject	3.1
2654.92	Trish and Tony Weir	Reject	3.1
2654.93	Trish and Tony Weir	Reject	3.1
2655.1	Vicky Young	Reject	1.4
2655.10	Vicky Young	Accept in Part	6.2
2655.11	Vicky Young	Accept in Part	3.1 & 7.1
2655.12	Vicky Young	Accept in Part	3.1 & 7.1
2655.13	Vicky Young	Accept in Part	3.1 & 7.1
2655.14	Vicky Young	Accept in Part	3.1 & 7.1
2655.15	Vicky Young	Reject	3.1 & 7.1
2655.16	Vicky Young	Reject	8
2655.17	Vicky Young	Accept in Part	5
2655.18	Vicky Young	Accept in Part	6.2
2655.19	Vicky Young	Accept in Part	3.1 & 7.1
2655.2	Vicky Young	Reject	4
2655.20	Vicky Young	Accept in Part	3.1 & 7.1
2655.21	Vicky Young	Accept in Part	3.1 & 7.1
2655.22	Vicky Young	Accept in Part	3.1 & 7.1
2655.23	Vicky Young	Reject	3.1 & 7.1

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2655.24	Vicky Young	Reject	3.1 & 7.1
2655.25	Vicky Young	Reject	8
2655.26	Vicky Young	Accept in Part	5
2655.27	Vicky Young	Accept in Part	6.3
2655.28	Vicky Young	Accept in Part	6.3
2655.29	Vicky Young	Accept in Part	6.3
2655.3	Vicky Young	Reject	4
2655.30	Vicky Young	Accept in Part	6.3
2655.31	Vicky Young	Reject	7.2
2655.32	Vicky Young	Accept in Part	7.2
2655.33	Vicky Young	Reject	7.2
2655.34	Vicky Young	Reject	8
2655.35	Vicky Young	Accept in Part	5
2655.36	Vicky Young	Accept in Part	6.2
2655.37	Vicky Young	Accept in Part	6.2
2655.38	Vicky Young	Accept in Part	6.2
2655.39	Vicky Young	Accept in Part	6.2
2655.4	Vicky Young	Reject	4
2655.40	Vicky Young	Accept in Part	3.1 & 7.1
2655.41	Vicky Young	Accept in Part	3.1 & 7.1
2655.42	Vicky Young	Accept in Part	3.1 & 7.1
2655.43	Vicky Young	Accept in Part	3.1 & 7.1
2655.44	Vicky Young	Reject	8
2655.45	Vicky Young	Accept in Part	5
2655.46	Vicky Young	Accept in Part	6.2
2655.47	Vicky Young	Accept in Part	6.2
2655.48	Vicky Young	Accept in Part	6.2
2655.49	Vicky Young	Accept in Part	6.2

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2655.5	Vicky Young	Reject	4
2655.50	Vicky Young	Accept in Part	6.2
2655.51	Vicky Young	Accept in Part	6.2
2655.52	Vicky Young	Accept in Part	3.1 & 7.1
2655.53	Vicky Young	Accept in Part	3.1 & 7.1
2655.54	Vicky Young	Accept in Part	3.1 & 7.1
2655.55	Vicky Young	Accept in Part	3.1 & 7.1
2655.56	Vicky Young	Reject	3.1 & 7.1
2655.57	Vicky Young	Reject	8
2655.58	Vicky Young	Accept	7.3
2655.59	Vicky Young	Accept in Part	7.3
2655.6	Vicky Young	Accept in Part	5
2655.60	Vicky Young	Accept	7.4
2655.61	Vicky Young	Accept in Part	7.4
2655.62	Vicky Young	Reject	8
2655.63	Vicky Young	Accept	7.5
2655.64	Vicky Young	Accept in Part	7.5
2655.65	Vicky Young	Reject	7.5
2655.66	Vicky Young	Reject	8
2655.67	Vicky Young	Accept	7.5
2655.68	Vicky Young	Accept in Part	7.5
2655.69	Vicky Young	Reject	8
2655.7	Vicky Young	Accept in Part	6.2
2655.70	Vicky Young	Accept in Part	7.7
2655.71	Vicky Young	Accept in Part	7.7
2655.72	Vicky Young	Reject	8
2655.73	Vicky Young	Accept	7.7
2655.74	Vicky Young	Accept in Part	7.7

Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
2655.75	Vicky Young	Reject	8
2655.76	Vicky Young	Accept in Part	7.7
2655.77	Vicky Young	Accept in Part	7.7
2655.78	Vicky Young	Reject	8
2655.79	Vicky Young	Accept	7.6
2655.8	Vicky Young	Accept in Part	6.2
2655.80	Vicky Young	Accept	7.6
2655.81	Vicky Young	Reject	3.1
2655.82	Vicky Young	Reject	3.1
2655.83	Vicky Young	Reject	3.1
2655.84	Vicky Young	Reject	3.1
2655.85	Vicky Young	Reject	3.1
2655.86	Vicky Young	Reject	3.1
2655.87	Vicky Young	Reject	3.1
2655.88	Vicky Young	Reject	3.1
2655.89	Vicky Young	Reject	3.1
2655.9	Vicky Young	Accept in Part	6.2
2655.90	Vicky Young	Reject	3.1
2655.91	Vicky Young	Reject	3.1
2655.92	Vicky Young	Reject	3.1
2655.93	Vicky Young	Reject	3.1
2658.1	Neil Ladbrook	Accept in Part	3.1 & 7.1
2658.2	Neil Ladbrook	Reject	1.4
2659.1	Karl McDonald	Reject	1.4
2661	Wanaka View Motel Limited	Accept	12

Part B: Further Submissions

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS1059.93	449.2	Erna Spijkerbosch	Reject	1.4 & 4
FS1063.3	679.2	Peter Fleming and Others	Accept in Part	1.4 & 4
FS1097.316	433.30	Queenstown Park Limited	Reject	1.4 & 4
FS1097.320	433.34	Queenstown Park Limited	Reject	1.4 & 4
FS1117.86	433.30	Remarkables Park Limited	Reject	1.4 & 4
FS1117.90	433.34	Remarkables Park Limited	Reject	1.4 & 4
FS1117.90	433.34	Remarkables Park Limited	Reject	1.4 & 4
FS1170.1	552.1	Niki Gladding	Accept in Part	1.4 & 4
FS1224.47	243.47	Matakauri Lodge Limited	Accept in Part	1.4 & 4
FS1244.2	552.1	Three Beaches Limited	Accept in Part	1.4 & 4
FS2704.1	2390.1	Bachcare Holiday Homes	Accept in Part	1.4
FS2704.2	2390.2	Bachcare Holiday Homes	Accept in Part	3.1 & 7.1
FS2704.3	2390.3	Bachcare Holiday Homes	Accept in Part	4
FS2704.4	2390.4	Bachcare Holiday Homes	Accept in Part	1.4 & 3.1
FS2704.5	2390.5	Bachcare Holiday Homes	Accept in Part	4
FS2704.6	2390.6	Bachcare Holiday Homes	Accept in Part	3.1 & 7.1
FS2704.7	2390.7	Bachcare Holiday Homes	Accept in Part	3.1 & 7.1
FS2704.8	2390.8	Bachcare Holiday Homes	Accept in Part	8
FS2705.1	2390.1	Bookabach	Accept in Part	1.4
FS2705.2	2390.2	Bookabach	Accept in Part	3.1 & 7.1
FS2705.3	2390.3	Bookabach	Accept in Part	4
FS2705.4	2390.4	Bookabach	Accept in Part	1.4 & 3.1
FS2705.5	2390.5	Bookabach	Accept in Part	4
FS2705.6	2390.6	Bookabach	Accept in Part	3.1 & 7.1
FS2705.7	2390.7	Bookabach	Accept in Part	3.1 & 7.1
FS2705.8	2390.8	Bookabach	Accept in Part	8
FS2710.45	2295.16	McGuinness Pa Limited	Reject	7.7
FS2710.46	2295.17	McGuinness Pa Limited	Accept	7.7
FS2710.47	2295.18	McGuinness Pa Limited	Accept in Part	7.7
FS2711.91	2591.5	The Ashford Trust	Reject	N/A
FS2719.1	2592.1	BSTGT Limited	Reject	4

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2719.10	2592.10	BSTGT Limited	Accept in Part	6.2
FS2719.100	2598.45	BSTGT Limited	Accept in Part	3.1 & 7.1
FS2719.101	2598.46	BSTGT Limited	Accept in Part	7.3
FS2719.102	2598.47	BSTGT Limited	Accept in Part	7.4
FS2719.103	2598.48	BSTGT Limited	Accept in Part	7.5
FS2719.104	2598.49	BSTGT Limited	Accept in Part	7.5
FS2719.105	2598.50	BSTGT Limited	Accept in Part	7.7
FS2719.106	2598.51	BSTGT Limited	Reject	7.7
FS2719.107	2598.52	BSTGT Limited	Accept in Part	7.7
FS2719.108	2598.53	BSTGT Limited	Reject	7.7
FS2719.109	2598.54	BSTGT Limited	Accept in Part	7.7
FS2719.11	2592.11	BSTGT Limited	Accept in Part	6.2
FS2719.111	2600.1	BSTGT Limited	Reject	4
FS2719.112	2600.2	BSTGT Limited	Reject	4
FS2719.113	2600.3	BSTGT Limited	Reject	4
FS2719.114	2600.4	BSTGT Limited	Reject	4
FS2719.115	2600.5	BSTGT Limited	Accept in Part	5
FS2719.116	2600.6	BSTGT Limited	Reject	6.2
FS2719.117	2600.7	BSTGT Limited	Reject	6.2
FS2719.118	2600.8	BSTGT Limited	Reject	6.2
FS2719.119	2600.9	BSTGT Limited	Accept in Part	6.2
FS2719.12	2592.12	BSTGT Limited	Accept in Part	6.2
FS2719.120	2600.10	BSTGT Limited	Accept in Part	6.2
FS2719.121	2600.11	BSTGT Limited	Accept in Part	6.2
FS2719.122	2600.12	BSTGT Limited	Accept in Part	6.2
FS2719.123	2600.13	BSTGT Limited	Accept in Part	3.1 & 7.1
FS2719.124	2600.14	BSTGT Limited	Reject	5
FS2719.125	2600.15	BSTGT Limited	Reject	6.2
FS2719.126	2600.16	BSTGT Limited	Reject	6.2
FS2719.127	2600.17	BSTGT Limited	Reject	6.2
FS2719.128	2600.18	BSTGT Limited	Accept in Part	6.2
FS2719.129	2600.19	BSTGT Limited	Accept in Part	6.2
FS2719.13	2592.13	BSTGT Limited	Accept in Part	3.1 & 7.1
FS2719.130	2600.20	BSTGT Limited	Accept in Part	6.2
FS2719.131	2600.21	BSTGT Limited	Accept in Part	6.2
FS2719.132	2600.22	BSTGT Limited	Accept in Part	3.1 & 7.1
FS2719.133	2600.23	BSTGT Limited	Accept in Part	5
FS2719.134	2600.24	BSTGT Limited	Accept in Part	6.3
FS2719.135	2600.25	BSTGT Limited	Reject	6.3
FS2719.136	2600.26	BSTGT Limited	Accept in Part	7.2
FS2719.137	2600.27	BSTGT Limited	Accept	8
FS2719.138	2600.28	BSTGT Limited	Accept in Part	5

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2719.139	2600.29	BSTGT Limited	Accept in Part	6.2
FS2719.14	2592.14	BSTGT Limited	Reject	5
FS2719.140	2600.30	BSTGT Limited	Reject	6.2
FS2719.141	2600.31	BSTGT Limited	Reject	6.2
FS2719.142	2600.32	BSTGT Limited	Accept in Part	6.2
FS2719.143	2600.33	BSTGT Limited	Accept in Part	6.2
FS2719.144	2600.34	BSTGT Limited	Accept in Part	6.2
FS2719.145	2600.35	BSTGT Limited	Accept in Part	6.2
FS2719.146	2600.36	BSTGT Limited	Accept in Part	3.1 & 7.1
FS2719.147	2600.37	BSTGT Limited	Accept in Part	5
FS2719.148	2600.38	BSTGT Limited	Reject	6.2
FS2719.149	2600.39	BSTGT Limited	Reject	6.2
FS2719.15	2592.15	BSTGT Limited	Reject	6.2
FS2719.150	2600.40	BSTGT Limited	Reject	6.2
FS2719.151	2600.41	BSTGT Limited	Accept in Part	6.2
FS2719.152	2600.42	BSTGT Limited	Accept in Part	6.2
FS2719.153	2600.43	BSTGT Limited	Accept in Part	6.2
FS2719.154	2600.44	BSTGT Limited	Reject	6.2
FS2719.155	2600.45	BSTGT Limited	Accept in Part	3.1 & 7.1
FS2719.156	2600.46	BSTGT Limited	Accept in Part	7.3
FS2719.157	2600.47	BSTGT Limited	Accept in Part	7.4
FS2719.158	2600.48	BSTGT Limited	Accept in Part	7.5
FS2719.159	2600.49	BSTGT Limited	Accept in Part	7.5
FS2719.16	2592.16	BSTGT Limited	Reject	6.2
FS2719.160	2600.50	BSTGT Limited	Accept in Part	7.7
FS2719.161	2600.51	BSTGT Limited	Reject	7.7
FS2719.162	2600.52	BSTGT Limited	Accept in Part	7.7
FS2719.163	2600.53	BSTGT Limited	Reject	7.7
FS2719.164	2600.54	BSTGT Limited	Accept in Part	7.7
FS2719.17	2592.17	BSTGT Limited	Reject	6.2
FS2719.18	2592.18	BSTGT Limited	Accept in Part	6.2
FS2719.19	2592.19	BSTGT Limited	Accept in Part	6.2
FS2719.2	2592.2	BSTGT Limited	Reject	4
FS2719.20	2592.20	BSTGT Limited	Accept in Part	6.2
FS2719.21	2592.21	BSTGT Limited	Accept in Part	6.2
FS2719.22	2592.22	BSTGT Limited	Accept in Part	3.1 & 7.1
FS2719.23	2592.23	BSTGT Limited	Accept in Part	5
FS2719.24	2592.24	BSTGT Limited	Accept in Part	6.3
FS2719.25	2592.25	BSTGT Limited	Reject	6.3
FS2719.26	2592.26	BSTGT Limited	Accept in Part	7.2
FS2719.27	2592.27	BSTGT Limited	Accept	8
FS2719.28	2592.28	BSTGT Limited	Accept in Part	5

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2719.29	2592.29	BSTGT Limited	Accept in Part	6.2
FS2719.3	2592.3	BSTGT Limited	Reject	4
FS2719.30	2592.30	BSTGT Limited	Reject	6.2
FS2719.31	2592.31	BSTGT Limited	Reject	6.2
FS2719.32	2592.32	BSTGT Limited	Accept in Part	6.2
FS2719.33	2592.33	BSTGT Limited	Accept in Part	6.2
FS2719.34	2592.34	BSTGT Limited	Accept in Part	6.2
FS2719.35	2592.35	BSTGT Limited	Accept in Part	6.2
FS2719.36	2592.36	BSTGT Limited	Accept in Part	3.1 & 7.1
FS2719.37	2592.37	BSTGT Limited	Accept in Part	5
FS2719.38	2592.38	BSTGT Limited	Reject	6.2
FS2719.39	2592.39	BSTGT Limited	Reject	6.2
FS2719.4	2592.4	BSTGT Limited	Reject	4
FS2719.40	2592.40	BSTGT Limited	Reject	6.2
FS2719.41	2592.41	BSTGT Limited	Accept in Part	6.2
FS2719.42	2592.42	BSTGT Limited	Accept in Part	6.2
FS2719.43	2592.43	BSTGT Limited	Accept in Part	6.2
FS2719.44	2592.44	BSTGT Limited	Reject	6.2
FS2719.45	2592.45	BSTGT Limited	Accept in Part	3.1 & 7.1
FS2719.46	2592.46	BSTGT Limited	Accept in Part	7.3
FS2719.47	2592.47	BSTGT Limited	Accept in Part	7.4
FS2719.48	2592.48	BSTGT Limited	Accept in Part	7.5
FS2719.49	2592.49	BSTGT Limited	Accept in Part	7.5
FS2719.5	2592.5	BSTGT Limited	Accept in Part	5
FS2719.50	2592.50	BSTGT Limited	Accept in Part	7.7
FS2719.51	2592.51	BSTGT Limited	Reject	7.7
FS2719.52	2592.52	BSTGT Limited	Accept in Part	7.7
FS2719.53	2592.53	BSTGT Limited	Reject	7.7
FS2719.54	2592.54	BSTGT Limited	Accept in Part	7.7
FS2719.56	2598.1	BSTGT Limited	Reject	4
FS2719.57	2598.2	BSTGT Limited	Reject	4
FS2719.58	2598.3	BSTGT Limited	Reject	4
FS2719.59	2598.4	BSTGT Limited	Reject	4
FS2719.6	2592.6	BSTGT Limited	Reject	6.2
FS2719.60	2598.5	BSTGT Limited	Accept in Part	5
FS2719.61	2598.6	BSTGT Limited	Reject	6.2
FS2719.62	2598.7	BSTGT Limited	Reject	6.2
FS2719.63	2598.8	BSTGT Limited	Reject	6.2
FS2719.64	2598.9	BSTGT Limited	Accept in Part	6.2
FS2719.65	2598.10	BSTGT Limited	Accept in Part	6.2
FS2719.66	2598.11	BSTGT Limited	Accept in Part	6.2
FS2719.67	2598.12	BSTGT Limited	Accept in Part	6.2

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2719.68	2598.13	BSTGT Limited	Accept in Part	3.1 & 7.1
FS2719.69	2598.14	BSTGT Limited	Reject	5
FS2719.7	2592.7	BSTGT Limited	Reject	6.2
FS2719.70	2598.15	BSTGT Limited	Reject	6.2
FS2719.71	2598.16	BSTGT Limited	Reject	6.2
FS2719.72	2598.17	BSTGT Limited	Reject	6.2
FS2719.73	2598.18	BSTGT Limited	Accept in Part	6.2
FS2719.74	2598.19	BSTGT Limited	Accept in Part	6.2
FS2719.75	2598.20	BSTGT Limited	Accept in Part	6.2
FS2719.76	2598.21	BSTGT Limited	Accept in Part	6.2
FS2719.77	2598.22	BSTGT Limited	Accept in Part	3.1 & 7.1
FS2719.78	2598.23	BSTGT Limited	Accept in Part	5
FS2719.79	2598.24	BSTGT Limited	Accept in Part	6.3
FS2719.8	2592.8	BSTGT Limited	Reject	6.2
FS2719.80	2598.25	BSTGT Limited	Reject	6.3
FS2719.81	2598.26	BSTGT Limited	Accept in Part	7.2
FS2719.82	2598.27	BSTGT Limited	Accept	8
FS2719.83	2598.28	BSTGT Limited	Accept in Part	5
FS2719.84	2598.29	BSTGT Limited	Accept in Part	6.2
FS2719.85	2598.30	BSTGT Limited	Reject	6.2
FS2719.86	2598.31	BSTGT Limited	Reject	6.2
FS2719.87	2598.32	BSTGT Limited	Accept in Part	6.2
FS2719.88	2598.33	BSTGT Limited	Accept in Part	6.2
FS2719.89	2598.34	BSTGT Limited	Accept in Part	6.2
FS2719.9	2592.9	BSTGT Limited	Accept in Part	6.2
FS2719.90	2598.35	BSTGT Limited	Accept in Part	6.2
FS2719.91	2598.36	BSTGT Limited	Accept in Part	3.1 & 7.1
FS2719.92	2598.37	BSTGT Limited	Accept in Part	5
FS2719.93	2598.38	BSTGT Limited	Reject	6.2
FS2719.94	2598.39	BSTGT Limited	Reject	6.2
FS2719.95	2598.40	BSTGT Limited	Reject	6.2
FS2719.96	2598.41	BSTGT Limited	Accept in Part	6.2
FS2719.97	2598.42	BSTGT Limited	Accept in Part	6.2
FS2719.98	2598.43	BSTGT Limited	Accept in Part	6.2
FS2719.99	2598.44	BSTGT Limited	Reject	6.2
FS2720.128	2295.16	Boundary Trust	Accept	7.7
FS2720.129	2295.17	Boundary Trust	Reject	7.7
FS2720.130	2295.18	Boundary Trust	Reject	7.7
FS2720.138	2480.6	Boundary Trust	Reject	N/A
FS2721.36	2591.5	Shotover Trust	Reject	N/A
FS2722.36	2591.5	Speargrass Trust	Reject	N/A

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2723.128	2295.16	Spruce Grove Trust - Malaghans Road	Accept	7.7
FS2723.129	2295.17	Spruce Grove Trust - Malaghans Road	Reject	7.7
FS2723.130	2295.18	Spruce Grove Trust - Malaghans Road	Reject	7.7
FS2723.138	2480.6	Spruce Grove Trust - Malaghans Road	Reject	N/A
FS2724.128	2295.16	Spruce Grove Trust - Butel Road	Accept	7.7
FS2724.129	2295.17	Spruce Grove Trust - Butel Road	Reject	7.7
FS2724.130	2295.18	Spruce Grove Trust - Butel Road	Reject	7.7
FS2724.138	2480.6	Spruce Grove Trust - Butel Road	Reject	N/A
FS2730.1	2390.1	Brian Reeve	Accept in Part	1.4
FS2730.2	2390.2	Brian Reeve	Accept in Part	3.1 & 7.1
FS2730.3	2390.3	Brian Reeve	Reject	4
FS2730.4	2390.4	Brian Reeve	Accept in Part	1.4 & 3.1
FS2730.5	2390.5	Brian Reeve	Accept in Part	4
FS2730.6	2390.6	Brian Reeve	Accept in Part	3.1 & 7.1
FS2730.7	2390.7	Brian Reeve	Accept in Part	3.1 & 7.1
FS2730.8	2390.8	Brian Reeve	Accept in Part	8
FS2732.36	2307.27	Tom Hardley	Accept	7.5
FS2732.37	2307.28	Tom Hardley	Accept	7.5
FS2732.38	2307.29	Tom Hardley	Accept	7.5
FS2735.1	2411.1	Matakauri Lodge Limited	Accept in Part	4
FS2735.10	2322.2	Matakauri Lodge Limited	N/A	N/A
FS2735.3	2357.2	Matakauri Lodge Limited	Accept in Part	4 & 7.1
FS2735.4	2357.3	Matakauri Lodge Limited	Accept in Part	4
FS2735.5	2357.4	Matakauri Lodge Limited	Reject	12
FS2735.6	2357.5	Matakauri Lodge Limited	Reject	12
FS2735.7	2357.6	Matakauri Lodge Limited	Reject	12
FS2735.9	2322.1	Matakauri Lodge Limited	Reject	12
FS2736.1	2411.1	Pounamu Holdings 2014 Limited	Accept in Part	4

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2736.3	2357.2	Pounamu Holdings 2014 Limited	Accept in Part	4 & 7.1
FS2736.4	2357.3	Pounamu Holdings 2014 Limited	Accept in Part	4
FS2736.5	2357.4	Pounamu Holdings 2014 Limited	Reject	12
FS2736.6	2357.5	Pounamu Holdings 2014 Limited	Reject	12
FS2736.7	2357.6	Pounamu Holdings 2014 Limited	Reject	12
FS2738.1	2057.1	Teece Irrevocable Trust No. 3	Reject	1.4
FS2738.10	2073.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.11	2074.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.12	2075.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.13	2080.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.14	2081.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.15	2082.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.16	2092.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.17	2093.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.18	2111.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.19	2112.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.2	2057.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.20	2114.6	Teece Irrevocable Trust No. 3	Accept in Part	7.4 - 7.5
FS2738.21	2117.6	Teece Irrevocable Trust No. 3	Accept in Part	7.4 - 7.5
FS2738.22	2119.6	Teece Irrevocable Trust No. 3	Accept in Part	7.4 - 7.5
FS2738.23	2179.6	Teece Irrevocable Trust No. 3	Accept in Part	7.4 - 7.5

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2738.24	2180.6	Teece Irrevocable Trust No. 3	Accept in Part	7.4 - 7.5
FS2738.25	2396.5	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.26	2565.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4 - 7.5
FS2738.27	2583.6	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.28	2588.6	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.29	2011.10	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.3	2058.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.30	2012.10	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.31	2141.1	Teece Irrevocable Trust No. 3	Reject	1.4
FS2738.32	2149.1	Teece Irrevocable Trust No. 3	Reject	1.4
FS2738.33	2302.72	Teece Irrevocable Trust No. 3	Reject	7.4 & 8
FS2738.34	2492.8	Teece Irrevocable Trust No. 3	Reject	N/A
FS2738.35	2006.4	Teece Irrevocable Trust No. 3	Reject	1.4
FS2738.36	2311.1	Teece Irrevocable Trust No. 3	Reject	1.4
FS2738.37	2018.1	Teece Irrevocable Trust No. 3	Reject	1.4
FS2738.4	2067.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.5	2068.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.6	2069.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.7	2070.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.8	2071.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2738.9	2072.8	Teece Irrevocable Trust No. 3	Accept in Part	7.4
FS2743.97	2386.12	Morven Ferry Limited	Reject	7.6

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2743.98	2386.13	Morven Ferry Limited	Reject	7.6
FS2745.16	2295.16	Juie QT Limited	Accept in Part	7.7
FS2745.17	2295.17	Juie QT Limited	Accept in Part	7.7
FS2745.18	2295.18	Juie QT Limited	Accept in Part	7.7
FS2747.10	2591.5	Slopehill Joint Venture	Reject	N/A
FS2749.102	2386.13	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	Reject	7.6
FS2749.103	2386.12	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	Reject	7.6
FS2753.101	2466.101	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.102	2466.102	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.103	2466.103	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.104	2466.104	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.105	2466.105	Queenstown Water Taxis Limited	Reject	7.2
FS2753.106	2466.106	Queenstown Water Taxis Limited	Reject	7.2
FS2753.107	2466.107	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.108	2466.108	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.109	2466.109	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.110	2466.110	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.111	2466.111	Queenstown Water Taxis Limited	Reject	7.3
FS2753.112	2466.112	Queenstown Water Taxis Limited	Reject	7.3
FS2753.113	2466.113	Queenstown Water Taxis Limited	Reject	7.7

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2753.114	2466.114	Queenstown Water Taxis Limited	Reject	7.7
FS2753.115	2466.115	Queenstown Water Taxis Limited	Reject	7.7
FS2753.116	2466.116	Queenstown Water Taxis Limited	Reject	7.7
FS2753.117	2466.117	Queenstown Water Taxis Limited	Reject	7.7
FS2753.118	2466.118	Queenstown Water Taxis Limited	Reject	7.7
FS2753.15	2466.13	Queenstown Water Taxis Limited	Reject	1.4
FS2753.16	2466.14	Queenstown Water Taxis Limited	Reject	7.1
FS2753.170	2581.13	Queenstown Water Taxis Limited	Reject	1.4
FS2753.171	2581.14	Queenstown Water Taxis Limited	Reject	1.4
FS2753.256	2581.101	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.257	2581.102	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.258	2581.103	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.259	2581.104	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.260	2581.105	Queenstown Water Taxis Limited	Reject	7.2
FS2753.261	2581.106	Queenstown Water Taxis Limited	Reject	7.2
FS2753.262	2581.107	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.263	2581.108	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.264	2581.109	Queenstown Water Taxis Limited	Reject	3.1 & 7.1
FS2753.265	2581.110	Queenstown Water Taxis Limited	Reject	3.1 & 7.1

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2753.266	2581.111	Queenstown Water Taxis Limited	Reject	7.3
FS2753.267	2581.112	Queenstown Water Taxis Limited	Reject	7.3
FS2753.268	2581.113	Queenstown Water Taxis Limited	Reject	7.7
FS2753.269	2581.114	Queenstown Water Taxis Limited	Reject	7.7
FS2753.270	2581.115	Queenstown Water Taxis Limited	Reject	7.7
FS2753.271	2581.116	Queenstown Water Taxis Limited	Reject	7.7
FS2753.272	2581.117	Queenstown Water Taxis Limited	Reject	7.7
FS2753.273	2581.118	Queenstown Water Taxis Limited	Reject	7.7
FS2754.35	2618.1	Remarkables Park Limited	Accept in Part	4
FS2755.34	2618.1	Queenstown Park Limited	Accept in Part	4
FS2759.18	2003.1	Queenstown Airport Corporation	Accept in part	4
FS2759.19	2006.1	Queenstown Airport Corporation	Accept in Part	4
FS2759.20	2005.1	Queenstown Airport Corporation	Accept in part	4
FS2759.21	2023.2	Queenstown Airport Corporation	Accept in Part	4
FS2759.22	2032.3	Queenstown Airport Corporation	Accept in Part	4
FS2759.23	2390.6	Queenstown Airport Corporation	Accept in Part	4
FS2759.24	2390.7	Queenstown Airport Corporation	Accept in Part	4
FS2759.26	2487.17	Queenstown Airport Corporation	Accept in Part	4
FS2759.27	2010.1	Queenstown Airport Corporation	Accept in part	4

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2759.28	2083.2	Queenstown Airport Corporation	Accept in part	4
FS2759.29	2113.4	Queenstown Airport Corporation	Accept in Part	4
FS2759.30	2114.4	Queenstown Airport Corporation	Accept in Part	4
FS2759.31	2116.3	Queenstown Airport Corporation	Accept in Part	4
FS2759.32	2117.4	Queenstown Airport Corporation	Accept in Part	4
FS2759.33	2119.4	Queenstown Airport Corporation	Accept in Part	4
FS2759.34	2179.4	Queenstown Airport Corporation	Accept in Part	4
FS2759.35	2180.4	Queenstown Airport Corporation	Accept in Part	4
FS2759.36	2570.4	Queenstown Airport Corporation	Accept in Part	4
FS2759.37	2583.4	Queenstown Airport Corporation	Accept in Part	4
FS2759.38	2588.4	Queenstown Airport Corporation	Accept in Part	4
FS2759.39	2481.5	Queenstown Airport Corporation	Accept in Part	4
FS2759.40	2085.1	Queenstown Airport Corporation	Accept in Part	5
FS2759.41	2085.4	Queenstown Airport Corporation	Accept in Part	4
FS2759.42	2063.1	Queenstown Airport Corporation	Accept in Part	7.1
FS2759.43	2090.1	Queenstown Airport Corporation	Accept in Part	4
FS2759.44	2090.2	Queenstown Airport Corporation	Accept in Part	4
FS2759.45	2570.5	Queenstown Airport Corporation	Accept in Part	4
FS2759.46	2573.1	Queenstown Airport Corporation	Accept in Part	4

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2759.47	2588.5	Queenstown Airport Corporation	Accept in Part	4
FS2759.48	2583.5	Queenstown Airport Corporation	Accept in Part	4
FS2759.49	2432.3	Queenstown Airport Corporation	Accept in Part	4
FS2760.108	2538.107	Real Journeys Limited	Accept in Part	5
FS2760.109	2538.108	Real Journeys Limited	Accept in Part	6.2
FS2760.110	2538.109	Real Journeys Limited	Accept in Part	6.2
FS2760.111	2538.110	Real Journeys Limited	Accept in Part	6.2
FS2760.112	2538.111	Real Journeys Limited	Accept in Part	3.1 & 7.1
FS2760.113	2538.112	Real Journeys Limited	Accept in Part	5
FS2760.114	2538.113	Real Journeys Limited	Accept in Part	6.2
FS2760.115	2538.114	Real Journeys Limited	Accept in Part	6.2
FS2760.116	2538.115	Real Journeys Limited	Accept in Part	6.2
FS2760.117	2538.116	Real Journeys Limited	Accept in Part	3.1 & 7.1
FS2760.118	2538.117	Real Journeys Limited	Accept in Part	5
FS2760.119	2538.118	Real Journeys Limited	Accept in Part	6.3
FS2760.120	2538.119	Real Journeys Limited	Accept in Part	6.3
FS2760.121	2538.120	Real Journeys Limited	Accept in Part	6.3
FS2760.122	2538.121	Real Journeys Limited	Accept in Part	5
FS2760.123	2538.122	Real Journeys Limited	Accept in Part	6.2
FS2760.124	2538.123	Real Journeys Limited	Accept in Part	6.2
FS2760.125	2538.124	Real Journeys Limited	Accept in Part	6.2
FS2760.126	2538.125	Real Journeys Limited	Accept in Part	3.1 & 7.1
FS2760.127	2538.126	Real Journeys Limited	Accept in Part	7.5
FS2760.128	2538.127	Real Journeys Limited	Accept in Part	7.7
FS2760.208	2492.8	Real Journeys Limited	Reject	N/A
FS2760.295	2492.95	Real Journeys Limited	Reject	3.1 & 7.1

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2760.296	2492.96	Real Journeys Limited	Reject	3.1 & 7.1
FS2760.297	2492.97	Real Journeys Limited	Reject	3.1 & 7.1
FS2760.298	2492.98	Real Journeys Limited	Reject	3.1 & 7.1
FS2760.299	2492.99	Real Journeys Limited	Reject	7.2
FS2760.300	2492.100	Real Journeys Limited	Reject	7.2
FS2760.301	2492.101	Real Journeys Limited	Reject	3.1 & 7.1
FS2760.302	2492.102	Real Journeys Limited	Reject	3.1 & 7.1
FS2760.303	2492.103	Real Journeys Limited	Reject	3.1 & 7.1
FS2760.304	2492.104	Real Journeys Limited	Reject	3.1 & 7.1
FS2760.305	2492.105	Real Journeys Limited	Reject	7.3
FS2760.306	2492.106	Real Journeys Limited	Reject	7.3
FS2760.307	2492.107	Real Journeys Limited	Reject	7.7
FS2760.308	2492.108	Real Journeys Limited	Reject	7.7
FS2760.309	2492.109	Real Journeys Limited	Reject	7.7
FS2760.310	2492.110	Real Journeys Limited	Reject	7.7
FS2760.311	2492.111	Real Journeys Limited	Reject	7.7
FS2760.312	2492.112	Real Journeys Limited	Reject	7.7
FS2761.6	2591.5	Michael Brial	Reject	1.4
FS2766.22	2567.4	Ladies Mile Consortium	N/A	N/A
FS2768.1	2376.55	Airbnb	Accept	4
FS2768.10	2382.25	Airbnb	Accept	7.4
FS2768.11	2556.1	Airbnb	Reject	1.4
FS2768.12	2556.3	Airbnb	Reject	1.4
FS2768.13	2556.5	Airbnb	Accept	1.4
FS2768.14	2336.34	Airbnb	Reject	1.4
FS2768.15	2336.37	Airbnb	Reject	7.3
FS2768.16	2409.2	Airbnb	Reject	1.4
FS2768.2	2376.57	Airbnb	Accept	7.4
FS2768.3	2376.58	Airbnb	Accept	7.5
FS2768.4	2376.60	Airbnb	Accept	7.7
FS2768.5	2035.1	Airbnb	Reject	1.4
FS2768.6	2035.2	Airbnb	Accept	1.4
FS2768.7	2035.3	Airbnb	Accept in part	1.4

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2768.8	2035.4	Airbnb	Accept	1.4
FS2768.9	2382.24	Airbnb	Accept	4
FS2770.121	2591.5	Philip Smith	Reject	N/A
FS2774.1	2302.1	Universal Developments Limited	Accept	4
FS2774.10	2302.10	Universal Developments Limited	Accept in Part	3.1
FS2774.11	2302.11	Universal Developments Limited	Accept in Part	3.1
FS2774.12	2302.12	Universal Developments Limited	Accept in Part	3.1
FS2774.13	2302.13	Universal Developments Limited	Accept in Part	3.1
FS2774.14	2302.14	Universal Developments Limited	Accept in Part	3.1
FS2774.15	2302.15	Universal Developments Limited	Accept in Part	3.1
FS2774.16	2302.16	Universal Developments Limited	Accept in Part	3.1
FS2774.17	2302.17	Universal Developments Limited	Accept in Part	3.1
FS2774.18	2302.18	Universal Developments Limited	Accept in Part	5
FS2774.19	2302.19	Universal Developments Limited	Accept in Part	6.2
FS2774.2	2302.2	Universal Developments Limited	Accept	4
FS2774.20	2302.20	Universal Developments Limited	Accept in Part	6.2
FS2774.21	2302.21	Universal Developments Limited	Accept in Part	6.2
FS2774.22	2302.22	Universal Developments Limited	Accept in Part	6.2
FS2774.23	2302.23	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.24	2302.24	Universal Developments Limited	Accept in Part	3.1 & 7.1

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2774.25	2302.25	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.26	2302.26	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.27	2302.27	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.28	2302.28	Universal Developments Limited	Accept in Part	8
FS2774.29	2302.29	Universal Developments Limited	Accept in Part	5
FS2774.3	2302.3	Universal Developments Limited	Accept	4
FS2774.30	2302.30	Universal Developments Limited	Accept in Part	6.2
FS2774.31	2302.31	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.32	2302.32	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.33	2302.33	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.34	2302.34	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.35	2302.35	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.36	2302.36	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.37	2302.37	Universal Developments Limited	Accept in Part	8
FS2774.38	2302.38	Universal Developments Limited	Accept in Part	5
FS2774.39	2302.39	Universal Developments Limited	Accept in Part	6.3
FS2774.4	2302.4	Universal Developments Limited	Accept	4
FS2774.40	2302.40	Universal Developments Limited	Accept in Part	6.3
FS2774.41	2302.41	Universal Developments Limited	Accept in Part	7.2

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2774.42	2302.42	Universal Developments Limited	Accept in Part	7.2
FS2774.43	2302.43	Universal Developments Limited	Accept in Part	7.2
FS2774.44	2302.44	Universal Developments Limited	Accept in Part	8
FS2774.45	2302.45	Universal Developments Limited	Accept in Part	5
FS2774.46	2302.46	Universal Developments Limited	Accept in Part	6.2
FS2774.47	2302.47	Universal Developments Limited	Accept in Part	6.2
FS2774.48	2302.48	Universal Developments Limited	Accept in Part	6.2
FS2774.49	2302.49	Universal Developments Limited	Accept in Part	6.2
FS2774.5	2302.5	Universal Developments Limited	Accept in Part	3.1
FS2774.50	2302.50	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.51	2302.51	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.52	2302.52	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.53	2302.53	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.54	2302.54	Universal Developments Limited	Accept in Part	8
FS2774.55	2302.55	Universal Developments Limited	Accept in Part	5
FS2774.56	2302.56	Universal Developments Limited	Accept in Part	6.2
FS2774.57	2302.57	Universal Developments Limited	Accept in Part	6.2
FS2774.58	2302.58	Universal Developments Limited	Accept in Part	6.2
FS2774.59	2302.59	Universal Developments Limited	Accept in Part	6.2

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2774.6	2302.6	Universal Developments Limited	Reject	3.1
FS2774.60	2302.60	Universal Developments Limited	Accept in Part	6.2
FS2774.61	2302.61	Universal Developments Limited	Accept in Part	6.2
FS2774.62	2302.62	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.63	2302.63	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.64	2302.64	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.65	2302.65	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.66	2302.66	Universal Developments Limited	Accept in Part	3.1 & 7.1
FS2774.67	2302.67	Universal Developments Limited	Accept in Part	8
FS2774.68	2302.68	Universal Developments Limited	Accept in Part	7.3
FS2774.69	2302.69	Universal Developments Limited	Accept in Part	7.3
FS2774.7	2302.7	Universal Developments Limited	Accept in Part	3.1
FS2774.70	2302.70	Universal Developments Limited	Accept in Part	7.4
FS2774.71	2302.71	Universal Developments Limited	Accept in Part	7.4
FS2774.72	2302.72	Universal Developments Limited	Accept in Part	7.4
FS2774.73	2302.73	Universal Developments Limited	Accept in Part	7.5
FS2774.74	2302.74	Universal Developments Limited	Accept in Part	7.5
FS2774.75	2302.75	Universal Developments Limited	Accept in Part	7.5
FS2774.76	2302.76	Universal Developments Limited	Accept in Part	7.5

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2774.77	2302.77	Universal Developments Limited	Accept in Part	7.5
FS2774.78	2302.78	Universal Developments Limited	Accept in Part	7.5
FS2774.79	2302.79	Universal Developments Limited	Accept in Part	7.5
FS2774.8	2302.8	Universal Developments Limited	Accept in Part	3.1
FS2774.80	2302.80	Universal Developments Limited	Accept in Part	7.7
FS2774.81	2302.81	Universal Developments Limited	Accept in Part	7.7
FS2774.82	2302.82	Universal Developments Limited	Accept in Part	7.7
FS2774.83	2302.83	Universal Developments Limited	Accept in Part	7.7
FS2774.84	2302.84	Universal Developments Limited	Accept in Part	7.7
FS2774.85	2302.85	Universal Developments Limited	Accept in Part	7.7
FS2774.86	2302.86	Universal Developments Limited	Accept in Part	7.7
FS2774.87	2302.87	Universal Developments Limited	Accept in Part	7.7
FS2774.88	2302.88	Universal Developments Limited	Accept in Part	7.7
FS2774.9	2302.9	Universal Developments Limited	Accept in Part	3.1
FS2776.1	2302.1	Kirimoko No. 2 Limited Partnership	Accept	4
FS2776.10	2302.10	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1
FS2776.11	2302.11	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1
FS2776.12	2302.12	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1
FS2776.13	2302.13	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2776.14	2302.14	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1
FS2776.15	2302.15	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1
FS2776.16	2302.16	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1
FS2776.17	2302.17	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1
FS2776.18	2302.18	Kirimoko No. 2 Limited Partnership	Accept in Part	5
FS2776.19	2302.19	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.2	2302.2	Kirimoko No. 2 Limited Partnership	Accept	4
FS2776.20	2302.20	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.21	2302.21	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.22	2302.22	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.23	2302.23	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.24	2302.24	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.25	2302.25	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.26	2302.26	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.27	2302.27	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.28	2302.28	Kirimoko No. 2 Limited Partnership	Accept in Part	8
FS2776.29	2302.29	Kirimoko No. 2 Limited Partnership	Accept in Part	5
FS2776.3	2302.3	Kirimoko No. 2 Limited Partnership	Accept	4
FS2776.30	2302.30	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2776.31	2302.31	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.32	2302.32	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.33	2302.33	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.34	2302.34	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.35	2302.35	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.36	2302.36	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.37	2302.37	Kirimoko No. 2 Limited Partnership	Accept in Part	8
FS2776.38	2302.38	Kirimoko No. 2 Limited Partnership	Accept in Part	5
FS2776.39	2302.39	Kirimoko No. 2 Limited Partnership	Accept in Part	6.3
FS2776.4	2302.4	Kirimoko No. 2 Limited Partnership	Accept	4
FS2776.40	2302.40	Kirimoko No. 2 Limited Partnership	Accept in Part	6.3
FS2776.41	2302.41	Kirimoko No. 2 Limited Partnership	Accept in Part	7.2
FS2776.42	2302.42	Kirimoko No. 2 Limited Partnership	Accept in Part	7.2
FS2776.43	2302.43	Kirimoko No. 2 Limited Partnership	Accept in Part	7.2
FS2776.44	2302.44	Kirimoko No. 2 Limited Partnership	Accept in Part	8
FS2776.45	2302.45	Kirimoko No. 2 Limited Partnership	Accept in Part	5
FS2776.46	2302.46	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.47	2302.47	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.48	2302.48	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2776.49	2302.49	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.5	2302.5	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1
FS2776.50	2302.50	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.51	2302.51	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.52	2302.52	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.53	2302.53	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.54	2302.54	Kirimoko No. 2 Limited Partnership	Accept in Part	8
FS2776.55	2302.55	Kirimoko No. 2 Limited Partnership	Accept in Part	5
FS2776.56	2302.56	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.57	2302.57	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.58	2302.58	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.59	2302.59	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.6	2302.6	Kirimoko No. 2 Limited Partnership	Reject	3.1
FS2776.60	2302.60	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.61	2302.61	Kirimoko No. 2 Limited Partnership	Accept in Part	6.2
FS2776.62	2302.62	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.63	2302.63	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.64	2302.64	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.65	2302.65	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2776.66	2302.66	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1 & 7.1
FS2776.67	2302.67	Kirimoko No. 2 Limited Partnership	Accept in Part	8
FS2776.68	2302.68	Kirimoko No. 2 Limited Partnership	Accept in Part	7.3
FS2776.69	2302.69	Kirimoko No. 2 Limited Partnership	Accept in Part	7.3
FS2776.7	2302.7	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1
FS2776.70	2302.70	Kirimoko No. 2 Limited Partnership	Accept in Part	7.4
FS2776.71	2302.71	Kirimoko No. 2 Limited Partnership	Accept in Part	7.4
FS2776.72	2302.72	Kirimoko No. 2 Limited Partnership	Accept in Part	7.4
FS2776.73	2302.73	Kirimoko No. 2 Limited Partnership	Accept in Part	7.5
FS2776.74	2302.74	Kirimoko No. 2 Limited Partnership	Accept in Part	7.5
FS2776.75	2302.75	Kirimoko No. 2 Limited Partnership	Accept in Part	7.5
FS2776.76	2302.76	Kirimoko No. 2 Limited Partnership	Accept in Part	7.5
FS2776.77	2302.77	Kirimoko No. 2 Limited Partnership	Accept in Part	7.5
FS2776.78	2302.78	Kirimoko No. 2 Limited Partnership	Accept in Part	7.5
FS2776.79	2302.79	Kirimoko No. 2 Limited Partnership	Accept in Part	7.5
FS2776.8	2302.8	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1
FS2776.80	2302.80	Kirimoko No. 2 Limited Partnership	Accept in Part	7.7
FS2776.81	2302.81	Kirimoko No. 2 Limited Partnership	Accept in Part	7.7
FS2776.82	2302.82	Kirimoko No. 2 Limited Partnership	Accept in Part	7.7

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2776.83	2302.83	Kirimoko No. 2 Limited Partnership	Accept in Part	7.7
FS2776.84	2302.84	Kirimoko No. 2 Limited Partnership	Accept in Part	7.7
FS2776.85	2302.85	Kirimoko No. 2 Limited Partnership	Accept in Part	7.7
FS2776.86	2302.86	Kirimoko No. 2 Limited Partnership	Accept in Part	7.7
FS2776.87	2302.87	Kirimoko No. 2 Limited Partnership	Accept in Part	7.7
FS2776.88	2302.88	Kirimoko No. 2 Limited Partnership	Accept in Part	7.7
FS2776.9	2302.9	Kirimoko No. 2 Limited Partnership	Accept in Part	3.1
FS2779.1	2233.1	Sarah Kirby	Reject	1.4
FS2779.2	2233.2	Sarah Kirby	Accept in Part	3.1 & 7.1
FS2779.3	2233.3	Sarah Kirby	Reject	3.1 & 7.1
FS2779.4	2233.4	Sarah Kirby	Accept in Part	3.1 & 7.1
FS2779.5	2233.5	Sarah Kirby	Reject	12
FS2779.6	2233.6	Sarah Kirby	Reject	3.1 & 7.1
FS2780.1	2233.1	Peter Howe	Reject	1.4
FS2780.2	2233.2	Peter Howe	Accept in Part	3.1 & 7.1
FS2780.3	2233.3	Peter Howe	Reject	3.1 & 7.1
FS2780.4	2233.4	Peter Howe	Accept in Part	3.1 & 7.1
FS2780.5	2233.5	Peter Howe	Reject	12
FS2780.6	2233.6	Peter Howe	Reject	3.1 & 7.1
FS2782.20	2376.55	Glencoe Station Limited	Reject	N/A
FS2782.21	2376.56	Glencoe Station Limited	Accept in Part	7.7
FS2782.22	2376.58	Glencoe Station Limited	Reject	7.5
FS2782.23	2376.57	Glencoe Station Limited	Reject	7.4
FS2782.24	2376.60	Glencoe Station Limited	Reject	7.7
FS2782.25	2376.61	Glencoe Station Limited	Reject	7.4
FS2782.26	2376.62	Glencoe Station Limited	Reject	7.5
FS2782.28	2376.64	Glencoe Station Limited	Reject	7.7
FS2782.29	2376.65	Glencoe Station Limited	Reject	7.4

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2782.30	2376.66	Glencoe Station Limited	Reject	7.5
FS2782.31	2376.68	Glencoe Station Limited	Reject	7.7
FS2782.48	2487.17	Glencoe Station Limited	Reject	1.4
FS2783.20	2376.55	Lake Hayes Cellar Limited	Reject	N/A
FS2783.21	2376.56	Lake Hayes Cellar Limited	Accept in Part	7.7
FS2783.22	2376.57	Lake Hayes Cellar Limited	Reject	7.4
FS2783.23	2376.58	Lake Hayes Cellar Limited	Reject	7.5
FS2783.24	2376.60	Lake Hayes Cellar Limited	Reject	7.7
FS2783.25	2376.61	Lake Hayes Cellar Limited	Reject	7.4
FS2783.26	2376.62	Lake Hayes Cellar Limited	Reject	7.5
FS2783.28	2376.64	Lake Hayes Cellar Limited	Reject	7.7
FS2783.29	2376.65	Lake Hayes Cellar Limited	Reject	7.4
FS2783.30	2376.66	Lake Hayes Cellar Limited	Reject	7.5
FS2783.31	2376.68	Lake Hayes Cellar Limited	Reject	7.7
FS2784.20	2376.55	Lake Hayes Ltd	Reject	N/A
FS2784.21	2376.56	Lake Hayes Ltd	Accept in Part	7.7
FS2784.22	2376.57	Lake Hayes Ltd	Reject	7.4
FS2784.23	2376.58	Lake Hayes Ltd	Reject	7.5
FS2784.24	2376.60	Lake Hayes Ltd	Reject	7.7
FS2784.25	2376.61	Lake Hayes Ltd	Reject	7.4
FS2784.26	2376.62	Lake Hayes Ltd	Reject	7.5
FS2784.27	2376.64	Lake Hayes Ltd	Reject	7.7
FS2784.28	2376.65	Lake Hayes Ltd	Reject	7.4
FS2784.29	2376.66	Lake Hayes Ltd	Reject	7.5
FS2784.30	2376.68	Lake Hayes Ltd	Reject	7.7
FS2793.1	2524.2	Barbara Fons	Reject	16.1
FS2795.115	2307.27	Boxer Hills Trust	Reject	7.5
FS2795.116	2307.28	Boxer Hills Trust	Reject	7.5
FS2795.117	2307.29	Boxer Hills Trust	Reject	7.5
FS2796.114	2307.27	Trojan Helmet Limited	Reject	7.5
FS2796.115	2307.28	Trojan Helmet Limited	Reject	7.5
FS2796.116	2307.29	Trojan Helmet Limited	Reject	7.5
FS2798.1	2237.2	Nona James	Reject	1.4

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2798.10	2237.2	Nona James	Reject	1.4
FS2798.11	2237.2	Nona James	Reject	1.4
FS2798.12	2237.2	Nona James	Reject	1.4
FS2798.13	2237.2	Nona James	Reject	1.4
FS2798.14	2237.2	Nona James	Reject	1.4
FS2798.15	2237.2	Nona James	Reject	1.4
FS2798.16	2237.2	Nona James	Reject	1.4
FS2798.17	2237.2	Nona James	Reject	1.4
FS2798.18	2237.2	Nona James	Reject	1.4
FS2798.19	2099.1	Nona James	Reject	4
FS2798.2	2237.2	Nona James	Reject	1.4
FS2798.20	2045.2	Nona James	Accept in Part	7.1 & 8
FS2798.21	2045.5	Nona James	Accept in Part	3.1 & 7.1
FS2798.22	2045.5	Nona James	Accept in Part	3.1 & 7.1
FS2798.23	2045.6	Nona James	Reject	8
FS2798.25	2237.2	Nona James	Accept in Part	1.4
FS2798.26	2237.2	Nona James	Reject	1.4
FS2798.27	2237.2	Nona James	Reject	1.4
FS2798.28	2226.1	Nona James	Accept in Part	5
FS2798.29	2226.3	Nona James	Accept in Part	6.2
FS2798.3	2237.2	Nona James	Reject	1.4
FS2798.30	2226.3	Nona James	Accept in Part	6.2
FS2798.31	2045.5	Nona James	Reject	3.1 & 7.1
FS2798.32	2045.5	Nona James	Accept in Part	3.1 & 7.1
FS2798.33	2045.5	Nona James	Reject	3.1 & 7.1
FS2798.34	2045.5	Nona James	Reject	3.1 & 7.1
FS2798.4	2237.2	Nona James	Reject	1.4
FS2798.5	2237.2	Nona James	Reject	1.4
FS2798.6	2237.2	Nona James	Reject	1.4
FS2798.7	2237.2	Nona James	Reject	1.4
FS2798.8	2237.2	Nona James	Reject	1.4
FS2798.9	2237.2	Nona James	Accept in Part	1.4
FS2801.1	2019.4	P J & G H Hensman & Southern Lakes Holdings Limited	Accept	12
FS2801.2	2342.3	P J & G H Hensman & Southern Lakes Holdings Limited	Accept in Part	1.4
FS2801.3	2339.1	P J & G H Hensman & Southern Lakes Holdings Limited	Reject	9.1

Further Submission Number	Relevant Submission Number	Submitter	Commissioners' Recommendation	Reference in Report
FS2801.4	2339.2	P J & G H Hensman & Southern Lakes Holdings Limited	Accept	9.1
FS2801.5	2339.3	P J & G H Hensman & Southern Lakes Holdings Limited	Accept	9.1
FS2801.6	2222.3	P J & G H Hensman & Southern Lakes Holdings Limited	Reject	9.1
FS2801.7	2524.15	P J & G H Hensman & Southern Lakes Holdings Limited	Reject	9.1
FS2801.8	2524.28	P J & G H Hensman & Southern Lakes Holdings Limited	Reject	9.1

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

Appendix 3 – Recommendations on Mapping Submissions, where the Panel received no evidence, other than from the Council, and which are not discussed further in Report 19.2

Submission Number	Submitter Name	Submission Location / Details	Commissioner Recommendation
2019	Jonathan Holmes	Support VASZ generally	Accept in part (no mapping relief required)
2172	Mark Smith	Remove all VASZ in LDSRZ	Reject
2233	Kaye Parker	Additional VASZ in Queenstown environs	Reject
2238.13	Nona James	Restrict further VASZ	Accept in part (no mapping relief required)
2239	Queenstown Lakes District Council	VASZ - 185 Upton Street	Accept (185 Upton Street) – Refer to Figure 2-14 below
2310	Gibbston Vines Limited	Remove reference to ONL over Gibbston Valley floor	Accept in part (no mapping relief required)
2311	Streat Developments Limited	VASZ – Domain Road, Hawea Flat	Reject
2322.1	Mark Scaife	VASZ to be more than a single site	Reject
2322.2	Mark Scaife	Delete VASZ in Rural Lifestyle Zones	Accept (no mapping relief required)
2344	Bobs Cove Developments Limited	Bobs Cove	Reject
2349	Sean McLeod	2 Golden Terrace	Reject
2357	Christine Byrch	Delete VASZ in rural living zones	Accept (no mapping relief required)
2372.59	Fisken & Associates	8 Suburb Street, Queenstown	Reject
2372.60	Fisken & Associates	10 Vancouver Drive, Queenstown	Reject
2372.61	Fisken & Associates	34(a) & (b) Avalon Crescent, Fernhill	Reject
2372.62	Fisken & Associates	Andrews Road, Brookside & Doc Wells Lane, Frankton	Reject

2372.63	Fisken & Associates	Remarkables View – Florence Close, Frankton	Reject
2372.64	Fisken & Associates	83 Hallenstein Street, Queenstown	Reject
2375	Church Street Trustee Limited	11 Wiltshire Street, Arrowtown	Reject
2404	Matagouri Spirit Limited	Aubrey & Anderson Roads, Wanaka	Accept in part (Lots 28-31 DP306009) – Refer to Figure 2-15 below
2456	Passion Cove Limited	Below Frankton Road, between Queenstown and Frankton	Reject
2476	Speargrass Commercial Limited	35 Red Cottage Drive, Lake Hayes Estate	Reject
2560	Jade Lake Queenstown Limited	102-180 Wynyard Crescent, Fernhill	Reject
2567	Kirsty McTaggart and Justin Crane	Threepwood, Ladies - Mile Highway	Reject
2582	John Edmonds & Associates	“Priory Farmlet” Lower Dart Valley	Reject
2613	Wanaka Kiwi Holiday Parks and Motels Limited	Studholme Road, Wanaka	Accept (Lots 1-3 DP34534) – Refer to Figure 2-16 below
2661	Wanaka View Motel Limited	122 Brownston Street, Wanaka	Accept (no mapping relief required)



Figure 2-14 Recommended amendment to Planning Map 21



Figure 2-15 Recommended amendment to Planning Map 20



Figure 2-16 Recommended amendment to Planning Map 22