

Iain Phillips

Submitter 1

Original Submission No	Provision	Position	Summary
OS1.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That the current exclusion be retained, and the proposed change rejected so that on sloping sites recession planes only apply to accessory buildings.

Janet Butler

Submitter 2

Original Submission No	Provision	Position	Summary
OS2.1	Urban Intensification Variation	Oppose	That council consider the impact of increase in height and setbacks proposed.
OS2.2	Urban Intensification Variation	Oppose	That if allowed by the national government of the day the proposal be rejected.

Bill Day on Behalf of Wānaka Search and Rescue

Submitter 3

Original Submission No	Provision	Position	Summary
OS3.1	Urban Intensification Variation	Oppose	That the National Parks Act overrides any general intensification provisions and precludes development on this site on National Park land at MacPherson Street, Wānaka.
OS3.2	Urban Intensification Variation	Oppose	That the Wānaka Search and Rescue helipad is maintained as a valued asset to the community and no development be allowed on this site on National Park land at MacPherson Street, Wānaka.

Ian Macgregor

Submitter 4

Original Submission No	Provision	Position	Summary
OS4.1	Urban Intensification Variation	Oppose	That intensification is cancelled.

David Wright

Submitter 5

Original Submission No	Provision	Position	Summary
OS5.1	Chapter 4 - Urban Development	Oppose	That any further urban intensification does not proceed.

Patrick Meffan

Submitter 6

Original Submission No	Provision	Position	Summary
OS6.1	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That the address 1 Ballantyne Road is a part of the Mount Aspiring National Park and should be considered an important part of the QLDC Parks and Open Space and not be put forward as a Medium Density Residential Zone.
OS6.2	Chapter 4 - Urban Development > 4.1 Purpose	Oppose	That Urban Intensification is rejected for Wānaka and Council instead lead provision of affordable housing near Three Parks.
OS6.3	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That any residential zone on parks or open spaces is inappropriate and revision of this should be included with this consultation.

Dean Carroll

Submitter 7

Original Submission No	Provision	Position	Summary
OS7.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the current height rules of 7m be retained.
OS7.2	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > 13.2.2	Support	That allowing intensification of the urban space should see strict enforcement of any development outside the urban area with no concessions granted.
OS7.3	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Oppose	That Council desist from claims that affordable housing will result from zone changes.
OS7.4	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.3.2	Oppose	That heights of buildings be limited.
OS7.5	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.4.1	Oppose	That the character of Arrowtown be preserved.
OS7.6	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That existing recession planes be retained.
OS7.7	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.79	Oppose	That QLDC's discretion be reduced.
OS7.8	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Oppose	That QLDC not be provided this level of discretion.
OS7.9	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Oppose	That the deletion of this provision be rejected and amenity values be maintained.
OS7.10	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.2	Oppose	That the proposed height restriction be rejected and existing height restrictions be retained.
OS7.11	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.36	Oppose	That existing recession plane rules be retained.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS7.12	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the 7m height in Lower Density Suburban Residential be retained.
OS7.13	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That existing recession plane boundary heights and angles be retained.
OS7.14	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.2.3	Oppose	That no greater than three stories be allowed in Wānaka Town Centre, with no QLDC discretion for relaxation of this.
OS7.15	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.2.5	Oppose	That QLDC not be allowed this discretion.
OS7.16	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.1	Oppose	That the Wānaka Town Centre recession plane rules allow a maximum of 40 degree angle from a 3m height on the boundary.
OS7.17	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Oppose	That QLDC not be allowed this discretion.
OS7.18	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Oppose	That lot size be limited to 300m ² , or preferably a minimum of 350m ² .
OS7.19	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That recession planes be retained adjacent to business areas.
OS7.20	Urban Intensification Variation	Oppose	That QLDC start the process again, telling residents clearly what is proposed, carefully and constructively working through the changes with the community, and allowing for community views to be taken into account.
OS7.21	Chapter 13 - Wānaka Town Centre	Oppose	That the proposed changes to Wānaka Town Centre be rejected.
OS7.22	Urban Intensification Variation	Oppose	That Three Parks would be a more appropriate location for this level of intensification.

Kim Badger

Submitter 8

Original Submission No	Provision	Position	Summary
OS8.1	Chapter 13 - Wānaka Town Centre	Oppose	That intensification or height restrictions are not increased until a better plan for carparking and infrastructure is in place.
OS8.2	Urban Intensification Variation	Oppose	That increased commercial activity (heights relaxed) is not allowed until an underground or multi level car park is installed as a council asset and more linking roads are constructed to enable easy access in and out of the Wānaka Central Business District.

Max Perkins

Submitter 9

Original Submission No	Provision	Position	Summary
OS9.1	Chapter 2 - Definitions	Support	That the Urban Intensification Variation is retained as notified.
OS9.2	Chapter 2 - Definitions	Support	That the proposed amendments are retained as notified.
OS9.3	Chapter 15 - Local Shopping Centre Zone	Support	That the proposed amendments are retained as notified.
OS9.4	Chapter 12 - Queenstown Town Centre	Support	That the proposed amendments are retained as notified.
OS9.5	Chapter 4 - Urban Development	Support	That the proposed amendments are retained as notified.
OS9.6	Chapter 7 - Lower Density Suburban Residential	Support	That the proposed amendments are retained as notified.
OS9.7	Chapter 8 - Medium Density Residential	Support	That the proposed amendments are retained as notified.
OS9.8	Chapter 9 - High Density Residential	Support	That the proposed amendments are retained as notified.
OS9.9	Chapter 12 - Queenstown Town Centre	Support	That the proposed amendments are retained as notified.
OS9.10	Chapter 13 - Wānaka Town Centre	Support	That the proposed amendments are retained as notified.
OS9.11	Chapter 15 - Local Shopping Centre Zone	Support	That the proposed amendments are retained as notified.

OS9.12	Chapter 16 - Business Mixed Use	Support	That the proposed amendments are retained as notified.
OS9.13	Chapter 27 - Subdivision and Development	Support	That the proposed amendments are retained as notified.

Monica Harris

Submitter 10

Original Submission No	Provision	Position	Summary
OS10.1	Chapter 2 - Definitions > 2.1 Definitions > Habitable Room	Oppose	That kitchen not be included in the definition of a Habitable Room.
OS10.2	Chapter 4 - Urban Development > 4.1 Purpose	Oppose	That Council not focus on urban growth and keep things how they are for the foreseeable future.
OS10.3	Chapter 4 - Urban Development > 4.1 Purpose > Policy 4.2.1.4	Oppose	That the proposed amendments to Policy 4.2.1.4 be rejected.
OS10.4	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Oppose	That Council lower the density, not increase it, and fill the houses that we currently have before building new.
OS10.5	Chapter 7 - Lower Density Suburban Residential > 7.3 Other Provisions and Rules > 7.3.2.4	Oppose	That we do not increase density, utilise what we have, and stop building.
OS10.7	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.8 9	Oppose	That the proposed amendments to provision 7.4.8 9 be rejected.
OS10.8	Chapter 7 - Lower Density Suburban Residential > 7.5A Rules - Standards for Restricted Discretionary and Discretionary Activities under Rules 7.4 and 7.5	Oppose	That we design how we want and what we want.
OS10.9	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.2	Oppose	That buildings be limited to one level unless it is a personal home where they can have two levels, but not apartment style buildings with multiple levels.
OS10.10	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.3	Oppose	That Rule 7.5.3 be kept in place, with only one single-level building allowed if site is less than 900m ² .
OS10.11	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.7 9	Oppose	That separation distance be greater than 4m, with more space and privacy provided.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS10.12	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.8 10	Oppose	That the proposed amendments to provision 7.5.8 10 be rejected.
OS10.13	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.9 11	Oppose	That the proposed site areas (Density) are too tiny for homes and that the site area for land be larger.
OS10.14	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.10 2	Support	That the proposed amendments to provision 7.5.10 be retained as notified.
OS10.15	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.20	Oppose	That the proposed amendments to provision 7.5.20 be rejected.
OS10.16	Chapter 7 - Lower Density Suburban Residential > Rules - Non-Notification of Applications > 7.6.1.1	Oppose	That a company not be given specific consideration, only the home owners.
OS10.17	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That the proposed amendments to provision 8.1 be rejected.
OS10.18	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That the proposed amendments to provision 8.1 be rejected.
OS10.19	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.1.4	Oppose	That we use the many empty buildings first before building new multi-story ones.
OS10.20	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Oppose	That character not be changed.
OS10.21	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.3.1	Oppose	That this policy be kept in.
OS10.22	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.3.2	Oppose	That this policy be kept in.
OS10.23	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.3.1	Oppose	That things be kept as they are.
OS10.24	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.3.2	Oppose	That Council keep things small, single story/level, spread out, and green.
OS10.25	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.2	Oppose	That Council not get rid of our parking.
OS10.26	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.3	Oppose	That the proposed amendments to provision 8.2.5.3 be rejected.
OS10.27	Chapter 8 - Medium Density Residential > 8.3 Other Provisions and Rules > 8.3.2 > 8.3.2.5	Oppose	That the proposed amendments to provision 8.3.2.5 be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS10.28	Chapter 8 - Medium Density Residential > 8.4 Rules - Activities > 8.4.10	Oppose	That the proposed amendments to provision 8.4.10 be rejected.
OS10.29	Chapter 8 - Medium Density Residential > 8.5A Rules - Standards for Restricted Discretionary and Discretionary Activities under Rules 8.4 and 8.5 > 8.5A.1	Oppose	That the proposed amendments to provision 8.5A.1 be rejected.
OS10.30	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That buildings be kept to one level, not 11m.
OS10.31	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That more space per house be required, not less, as houses need more land around them to be liveable and comfortable and keep us healthy.
OS10.32	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That each unit have more of its own space (larger than 8m ²) for living.
OS10.33	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.7 5	Oppose	That the proposed amendments to provision 8.5.7 be rejected.
OS10.34	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.9 8	Oppose	That the boundary setback be greater, with larger properties, more land per house, and lower density.
OS10.35	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Oppose	That people have their own space with their own land, with the ability to travel freely.
OS10.36	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.2.1	Oppose	That the proposed amendments to provision 9.2.2.1 be rejected.
OS10.37	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.2.1	Oppose	That the proposed amendments to provision 9.2.2.1 be rejected.
OS10.38	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.2.4	Oppose	That the proposed amendments to provision 9.2.2.4 be rejected.
OS10.39	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Oppose	That Council use land space as a way to ensure neighbours get sunlight and privacy.
OS10.40	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Oppose	That this be kept in.
OS10.41	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.6.3	Oppose	That the proposed amendments to provision 9.2.6.3 be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS10.42	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.6.5	Oppose	That Council not remove our parking.
OS10.43	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Oppose	That the proposed amendments to provision 9.4.5 be rejected.
OS10.44	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.2	Oppose	That the building heights be kept in to keep buildings smaller.
OS10.45	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Oppose	That the building height restrictions be kept in.
OS10.46	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.4.4	Oppose	That the height restrictions be kept in.
OS10.47	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.36	Oppose	That the proposed amendments to provision 9.5.3 (Recession plane) be rejected.
OS10.48	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96	Oppose	That the setback distance be kept higher.
OS10.49	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7	Oppose	That buildings be kept smaller with space around them, so this rule is not required.
OS10.50	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.1.2	Oppose	That heights be kept lower.
OS10.51	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.2.1	Oppose	That the proposed amendments to provision 9.6.2.1 be rejected.
OS10.52	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.1	Oppose	That buildings remain small.
OS10.53	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Oppose	That buildings be kept small and sunlight kept on footpaths.
OS10.54	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Oppose	That this policy be kept in, and buildings not exceed the discretionary height.
OS10.55	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Oppose	That buildings not exceed the height.
OS10.56	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Oppose	That the proposed amendments to provision 12.2.3.7 be rejected.
OS10.57	Chapter 12 - Queenstown Town Centre > 12.4 Rules - Activities > 12.4.7	Oppose	That the proposed amendments to provision 12.4.7 be rejected.
OS10.58	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8	Oppose	That buildings be kept small.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS10.59	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Oppose	That Council keep buildings small and not increase building heights.
OS10.60	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.10	Oppose	That buildings be kept small with lots of space around them.
OS10.61	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed amendments to provision 12.5.11 be rejected.
OS10.62	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.12	Oppose	That things be kept big and spacious.
OS10.63	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.13	Oppose	That the proposed amendments to provision 12.5.13 be rejected.
OS10.64	Chapter 12 - Queenstown Town Centre > 12.6 Rules - Non-Notification of Applications > 12.6.3 > 12.6.3.1	Oppose	That the proposed amendments to provision 12.6.3.1 be rejected.
OS10.65	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.1.4	Oppose	That buildings be kept small and the character of the town kept small and local.
OS10.66	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > 13.2.2	Oppose	That the proposed amendments to provision 13.2.2 be rejected.
OS10.67	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.2.3	Oppose	That there be no increased building height and town kept as it is.
OS10.68	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.2.5	Oppose	That there should be no height infringements; rather that buildings be kept small and what's already there be utilised.
OS10.69	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.3.1	Oppose	That the proposed amendments to provision 13.2.3.1 be rejected.
OS10.70	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.3.2	Oppose	That buildings be kept small.
OS10.71	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.5.5	Oppose	That the proposed amendments to provision 13.2.5.5 be rejected.
OS10.72	Chapter 13 - Wānaka Town Centre > 13.4 Rules - Activities > 13.4.4	Oppose	That this policy be kept in and unchanged, with the crossed out text retained and kept applicable.
OS10.73	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.1	Oppose	That the proposed amendments to provision 13.5.1 be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS10.74	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.2	Oppose	That the proposed amendments to provision 13.5.2 be rejected.
OS10.75	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.6	Oppose	That the proposed amendments to provision 13.5.6 be rejected.
OS10.76	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.9	Oppose	That building be kept small with lots of space around them.
OS10.77	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That buildings be kept small.
OS10.78	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.15	Oppose	That council stop trying to cram everyone into such a small space and spread Wānaka out.
OS10.79	Chapter 15 - Local Shopping Centre Zone > 15.4 Rules - Activities > 15.4.3	Oppose	That the proposed amendments to provision 15.4.3 be rejected.
OS10.80	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.2	Oppose	That the proposed amendments to provision 15.5.2 be rejected.
OS10.81	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.7	Oppose	That council does not increase building heights, instead keeping buildings small and building out instead of up.
OS10.82	Chapter 16 - Business Mixed Use > 16.1 Purpose	Oppose	That the proposed amendments to provision 16.1 be rejected.
OS10.83	Chapter 16 - Business Mixed Use > 16.2 Objectives and Policies > 16.2.2	Oppose	That the proposed amendments to provision 16.2.2 be rejected.
OS10.84	Chapter 16 - Business Mixed Use > 16.2 Objectives and Policies > Policies > 16.2.2.2	Oppose	That the proposed amendments to provision 16.2.2.2 be rejected.
OS10.85	Chapter 16 - Business Mixed Use > 16.2 Objectives and Policies > Policies > 16.2.2.9	Oppose	That Council keep buildings small and not crush people into such a small area.
OS10.86	Chapter 16 - Business Mixed Use > 16.2 Objectives and Policies > Policies > 16.2.2.12	Oppose	That the proposed amendments to provision 16.2.2.12 be rejected.
OS10.87	Chapter 16 - Business Mixed Use > 16.2 Objectives and Policies > Policies > 16.2.4.2	Oppose	That buildings are kept small.
OS10.88	Chapter 16 - Business Mixed Use > 16.4 Rules - Activities > 16.4.4	Oppose	That the proposed amendments to provision 16.4.4 be rejected.
OS10.89	Chapter 16 - Business Mixed Use > 16.5A Rules - Standards for Restricted Discretionary and Discretionary Activities under Rules 16.4 and 16.5 > 16.5A.1	Oppose	That the proposed amendments to provision 16.5A.1 be rejected.
OS10.90	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.1	Oppose	That buildings be kept small.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS10.91	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.8	Oppose	That buildings be kept small with lots of space.
OS10.92	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.9	Oppose	That Council stop increasing the height.
OS10.93	Chapter 16 - Business Mixed Use > 16.6 Rules - Non-Notification of Applications > 16.6.2 > 16.6.2.2	Oppose	That Council stop increasing the building heights.
OS10.94	Chapter 16 - Business Mixed Use > 16.6 Rules - Non-Notification of Applications > 16.6.3 > 16.6.3.1	Oppose	That a company not have first consideration.
OS10.95	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Oppose	That allotment sizes be bigger.
OS10.96	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Oppose	That buildings be kept low, with lots of space around them.
OS10.97	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed amendments to provision 27.6.1 be rejected.
OS10.98	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.33	Oppose	That Council not make sites smaller.
OS10.99	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.33 > 27.7.33.1	Oppose	That the proposed amendments to provision 27.7.33.1 be rejected.
OS10.100	Chapter 13 - Wānaka Town Centre > 13.6 Rules - Non-Notification of Applications > 13.6.2.3	Oppose	That the proposed amendments to provision 13.6.2.3 be rejected.

Terry Drayton

Submitter 11

Original Submission No	Provision	Position	Summary
OS11.1	Urban Intensification Variation	Oppose	That increasing urban intensification is opposed.

James Burnes

Submitter 12

Original Submission No	Provision	Position	Summary
OS12.1	Urban Intensification Variation	Oppose	That increases in height allowance for building construction is opposed.
OS12.2	Urban Intensification Variation	Oppose	That zoning in remaining development which eliminates short term or vacation accommodation options and requires their use for long-term housing be pursued.
OS12.3	Urban Intensification Variation	Oppose	That QLDC pursue and advocate for a tax law that enables local councils to apply additional, significant taxation to residential properties that are not occupied at least 315 days per year.

Mark Hervey

Submitter 13

Original Submission No	Provision	Position	Summary
OS13.1	Chapter 13 - Wānaka Town Centre	Support	That the intensification of the Wānaka Town Centre is retained as notified.
OS13.2	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Support	That the proposed new height limit of 16.5 metres for Wānaka Town Centre is retained as notified.
OS13.3	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.9	Support	That the proposed set back of the top floor in Wānaka Town Centre is retained as notified.

John Milburn

Submitter 14

Original Submission No	Provision	Position	Summary
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Urban Intensification – Summary of Decisions Requested 16 May 2024

OS14.1	Chapter 27 - Subdivision and Development	Oppose	That the systems already installed and not working are remedied to minimise adverse environmental effects.
OS14.2	Chapter 27 - Subdivision and Development	Oppose	That a condition of granting approval for new or proposed subdivisions and developments be the provision of an efficient and effective stormwater treatment and disposal system based on sound scientific/engineering information with respect to volumes, hydrological and geological information, selection of suitable methodology and the nature and sensitivity of the receiving environment.

Richard Keys

Submitter 15

Original Submission No	Provision	Position	Summary
OS15.1	Urban Intensification Variation	Oppose	That intensification should only come after the water and infrastructure is improved in the existing area.
OS15.2	Urban Intensification Variation	Oppose	That sufficient off street carparking is available for housing density.
OS15.3	Urban Intensification Variation	Oppose	That the existing lower density residential zone in the area south of Cardrona Valley Road, which includes Warren Street to Conner Street, is not rezoned medium density.
OS15.4	Chapter 8 - Medium Density Residential	Support	That medium density zones are supported for new residential areas.
OS15.5	Urban Intensification Variation	Oppose	That the existing urban areas are protected.

Anna Hiatt

Submitter 16

Original Submission No	Provision	Position	Summary
OS16.1	Chapter 4 - Urban Development > 4.1 Purpose	Oppose	That the Urban Intensification Variation is opposed.

OS16.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That the Urban Intensification Variation is opposed.
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Michael Tierney on Behalf of Michael and Lynette Tierney

Submitter 17

Original Submission No	Provision	Position	Summary
OS17.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed increase in height limits is rejected, and existing height limits are retained.

Olivia Brummer-Taylor

Submitter 18

Original Submission No	Provision	Position	Summary
OS18.1	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That there is no increase to the height limit or density in the Arrowtown Medium Density Zone.
OS18.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That there is no increase to the height limit in the Low Density Zone.

Jim Pappini

Submitter 19

Original Submission No	Provision	Position	Summary
OS19.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed increase in height allowance of buildings to 12m in Arrowtown is rejected.

Laura and Jan Solbak

Submitter 20

Original Submission No	Provision	Position	Summary
OS20.1	Urban Intensification Variation	Oppose	That the intensification proposal is delayed until the supporting infrastructure is fully completed.

George Austin

Submitter 21

Original Submission No	Provision	Position	Summary
OS21.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the current height limit for low density residential areas is maintained, or otherwise limited to 7 metres.
OS21.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.3	Oppose	That infill housing in low density residential areas is opposed, and the status quo is maintained.
OS21.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.3	Oppose	That the status quo is maintained.

Paula Oliver

Submitter 22

Original Submission No	Provision	Position	Summary
OS22.1	Chapter 8 - Medium Density Residential	Oppose	That the entire Arrowtown residential area is excluded from the proposed changes for the Medium Density Residential Zone, with particular attention drawn to the increase in height limits.
OS22.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That the entire Arrowtown residential area is excluded from the proposed changes for the Low Density Residential Zone, with particular attention drawn to the increase in height limits.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS22.3	Chapter 8 - Medium Density Residential	Oppose	That more intense residential developments should be greenfield development, not forced upon existing character areas.
OS22.4	Chapter 7 - Lower Density Suburban Residential	Oppose	That more intense residential developments should be greenfield developments not forced upon existing character areas.

Derek Chinn

Submitter 23

Original Submission No	Provision	Position	Summary
OS23.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.4	Oppose	That there is no effect on views in Arrowtown due to the proposed variation.
OS23.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the 7m maximum height in Arrowtown is not changed.

Amy Wilson-White

Submitter 24

Original Submission No	Provision	Position	Summary
OS24.1	Chapter 8 - Medium Density Residential	Oppose	That the Council reject the proposed changes to Medium Density Residential for the Arrowtown area.

Robin Spittle

Submitter 25

Original Submission No	Provision	Position	Summary
OS25.1	Chapter 12 - Queenstown Town Centre	Oppose	That the existing lower and medium density residential height and recession plane limits as applied to Arrowtown are retained.
OS25.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That the existing lower density residential height and recession plane requirements as applied to Arrowtown are retained.

OS25.3	Chapter 8 - Medium Density Residential	Oppose	That the existing medium density residential height and recession plane requirements as applied to Arrowtown are retained.
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Roger Davidson

Submitter 26

Original Submission No	Provision	Position	Summary
OS26.1	Chapter 4 - Urban Development > 4.1 Purpose	Support	That the chapter on urban development to increase development capacity to support the implementation of the National Policy Statement on Urban Development is retained as notified.
OS26.2	Chapter 8 - Medium Density Residential	Oppose	That the new medium density housing zone is extended to incorporate the properties on the northern side of Panners Way in Queenstown.

Adam Jackson

Submitter 27

Original Submission No	Provision	Position	Summary
OS27.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed height change in Arrowtown and the surrounding towns in the Wakatipu District be rejected.
OS27.2	Urban Intensification Variation	Oppose	That the existing provisions in Arrowtown and surrounds be retained.

Lance Davis

Submitter 28

Original Submission No	Provision	Position	Summary
OS28.1	Chapter 8 - Medium Density Residential	Oppose	That the current zoning is maintained for 20 Peregrine Place and surrounding properties.

Nicole Fawcett

Submitter 29

Original Submission No	Provision	Position	Summary
OS29.1	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That the proposed height restriction of 12m in Arrowtown is removed, and that the current height restrictions are maintained.
OS29.2	Urban Intensification Variation	Oppose	That the place for increased height planes is in new, thoughtfully and specifically designed larger spaces, such as those on the current outskirts of Arrowtown (for example the new housing on Jopp Street).

Parid Basha

Submitter 30

Original Submission No	Provision	Position	Summary
OS30.1	Chapter 9 - High Density Residential	Support	That the proposed higher density residential plan for Queenstown is retained as notified.

Deanna Laroche

Submitter 31

Original Submission No	Provision	Position	Summary
OS31.1	Chapter 9 - High Density Residential	Support	That Higher density housing, up to 20 storey buildings as affordable housing for residents is enabled.
OS31.2	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Oppose	That medium density housing is incentivised, and 1 to 2 storey housing discouraged.
OS31.3	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Support	That the high density could even be made larger as we must build up to

			avoid destroying wild places by building across.
OS31.4	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.33	Oppose	That the proposed changes be rejected.
OS31.5	Chapter 2 - Definitions	Oppose	That the changes to Chapter 2 - Definitions be rejected.

Neil Gaudin

Submitter 32

Original Submission No	Provision	Position	Summary
OS32.2	Chapter 2 - Definitions	Oppose	That the notified amendments to Chapter 2 Definitions are rejected.
OS32.3	Chapter 4 - Urban Development	Oppose	That the notified amendments to Chapter 4 Urban Development are rejected.
OS32.4	Chapter 7 - Lower Density Suburban Residential	Oppose	That the notified amendments to Chapter 7 Lower Density Suburban Residential are rejected.
OS32.5	Chapter 8 - Medium Density Residential	Oppose	That the notified amendments to Chapter 8 Medium Density Residential are rejected.
OS32.6	Chapter 9 - High Density Residential	Oppose	That the notified amendments to Chapter 9 High Density Residential are rejected.
OS32.7	Chapter 12 - Queenstown Town Centre	Oppose	That the notified amendments to Chapter 12 Queenstown Town Centre are rejected.
OS32.8	Chapter 13 - Wānaka Town Centre	Oppose	That the notified amendments to Chapter 13 Wānaka Town Centre are rejected.
OS32.9	Chapter 15 - Local Shopping Centre Zone	Oppose	That the notified amendments to Chapter 15 Local Shopping Centre Zone are rejected.
OS32.10	Chapter 16 - Business Mixed Use	Oppose	That the notified amendments to Chapter 16 Business Mixed Use are rejected.
OS32.11	Chapter 27 - Subdivision and Development	Oppose	That the notified amendments to Chapter 27 Subdivision and Development are rejected.

Rosemary Ryan

Submitter 33

Original Submission No	Provision	Position	Summary
OS33.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed increase in allowed dwelling height in the Arrowtown area be rejected.
OS33.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed variation be rejected.

Jayne Ladbrook

Submitter 34

Original Submission No	Provision	Position	Summary
OS34.1	Chapter 8 - Medium Density Residential	Oppose	That some increase in density would be acceptable, but height restrictions should remain unchanged.
OS34.2	Urban Intensification Variation	Oppose	That the proposed changes are rejected.

Fi Roberts

Submitter 35

Original Submission No	Provision	Position	Summary
OS35.1	Chapter 27 - Subdivision and Development	Oppose	That the proposal be rejected.

Marco Dingemans On Behalf Of Craig Railton

Submitter 36

Original Submission No	Provision	Position	Summary
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OS36.1	Chapter 2 - Definitions	Oppose	That the definitions are amended and reinstate the planning process documents previously agreed for Arrowtown.
OS36.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes are rejected.

Nicola Douglas

Submitter 37

Original Submission No	Provision	Position	Summary
OS37.1	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide	Oppose	That the existing provisions (status quo) be retained.

Greg Douglas

Submitter 38

Original Submission No	Provision	Position	Summary
OS38.1	Chapter 8 - Medium Density Residential	Oppose	That the existing provisions (status quo) be retained.

Colin Heath

Submitter 39

Original Submission No	Provision	Position	Summary
OS39.1	Chapter 8 - Medium Density Residential	Oppose	That the intensification of Arrowtown and the Queenstown Lakes District is rejected.

Nicola Douglas

Submitter 40

Original Submission No	Provision	Position	Summary
OS40.1	Chapter 8 - Medium Density Residential	Oppose	That intensification be rejected, and the status quo retained.

Jenny Heath

Submitter 41

Original Submission No	Provision	Position	Summary
OS41.1	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That Intensification is rejected, and the status quo retained.

Tony Clearwater

Submitter 42

Original Submission No	Provision	Position	Summary
OS42.1	Chapter 9 - High Density Residential	Oppose	That the notified amendments are rejected.

Scott Stevens

Submitter 43

Original Submission No	Provision	Position	Summary
OS43.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes for the Medium Density Zone are rejected.
OS43.2	Chapter 8 - Medium Density Residential	Oppose	That the increase in height and density proposed for the Arrowtown Medium Density Zone is opposed

Christine Smith

Submitter 44

Original Submission No	Provision	Position	Summary
OS44.1	Chapter 4 - Urban Development	Oppose	That urban intensification in all existing residential neighbourhoods as well as land not included on the maps for urban intensification be rejected, with the exception of the current commercial zones such as Three Parks, One Mile, Remarkables Park and the CBD town centres and the future areas for growth as identified in the Queenstown Lakes Spatial Plan 2021.
OS44.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That the Low Density Suburban Residential Zone only allow one residential unit
OS44.3	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That building heights in the Medium Density Residential Zone are limited to 7 metres or two storeys, and three storey buildings not be allowed within this zone.
OS44.4	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Oppose	That the height of buildings in the urban intensification zone be limited to 10m and such buildings be limited to current commercial zones.
OS44.5	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.2.3	Oppose	That the current building heights in the Wānaka Town Centre are retained, and not increased to accommodate residential development.
OS44.6	Chapter 7 - Lower Density Suburban Residential	Oppose	That the current building heights in the Low Density Residential Zone are maintained at 7m
OS44.7	Chapter 9 - High Density Residential	Oppose	That high density zones only be allowed within current commercial zones.
OS44.8	Urban Intensification Variation	Oppose	That the Queenstown Lakes District, in particular, Wānaka, Albert Town and Hāwea be exempt from the urban intensification variation to protect outstanding natural landscape values and adverse impacts on residents.
OS44.9	Urban Intensification Variation	Oppose	That Wānaka should have more restrictive rules and that the proposed 12m height for Wānaka and Albert Town should be rejected.
OS44.10	Urban Intensification Variation	Oppose	That neighbourhoods should be planned and developed for mixed used housing rather than

			imposed on communities from central government in a reactive ad hoc developer scramble undermining the communities trust in council.
OS44.11	Urban Intensification Variation	Oppose	That any other existing rural or residential zones being re-zoned to accommodated this urban intensification be rejected.
OS44.12	Urban Intensification Variation	Oppose	That the urban intensification development be rejected.

Belinda Fraser

Submitter 45

Original Submission No	Provision	Position	Summary
OS45.1	Chapter 7 - Lower Density Suburban Residential	Oppose	<p>That the following locations are revisited as alternative sites that could house some increased urbanisation;</p> <ul style="list-style-type: none"> • Area opposite Millbrook corner/ Butel Park • Mc Donnell Road towards Mt Soho Station Farm • Strip of land running between Mc Donnell Rd and Lake Hayes Rd • Areas east and west of Arrowtown Remarkable Vets on Malaghan Rd.
OS45.2	Chapter 7 - Lower Density Suburban Residential	Oppose	I oppose Lower and Middle density suburban residential zone changes in Arrowtown.
OS45.3	Chapter 8 - Medium Density Residential	Oppose	I oppose the Lower and Middle density suburban residential zone changes in Arrowtown.

Leigh Snelling

Submitter 46

Original Submission No	Provision	Position	Summary
OS46.1	Chapter 8 - Medium Density Residential	Oppose	That the intensification variation does not proceed.
OS46.2	Urban Intensification Variation	Oppose	That further greenfield alternatives are developed.
OS46.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That if an increase to building heights in this area is to be introduced, it must be done much more slowly and in much smaller increments.

Craig McMillan

Submitter 47

Original Submission No	Provision	Position	Summary
OS47.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed Urban Intensification Variation as it relates to Arrowtown, particularly proposed changes to maximum allowable heights, be rejected.
OS47.2	Urban Intensification Variation	Oppose	That any changes are accompanied by a comprehensive traffic management plan to mitigate these issues.
OS47.3	Urban Intensification Variation	Oppose	That the long-term consequences on the town's identity and sense of place be carefully considered.
OS47.4	Urban Intensification Variation	Oppose	That the QLDC reconsider this proposal as the negative effects of this change far outway any suggested benefit.

Catherine Chisholm

Submitter 48

Original Submission No	Provision	Position	Summary
OS48.1	Chapter 8 - Medium Density Residential	Oppose	That 1 Ballantyne Road, a part of Mount Aspiring National Park, be considered as an important part of the QLDC Parks and Open Space and not be put forward as Medium Density Zone.
OS48.2	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That Pembroke Park be considered an important part of the QLDC Parks and Open Space and not be put forward in the changed low density zoning.
OS48.3	Chapter 4 - Urban Development > 4.1 Purpose	Oppose	That Lismore Park be considered an important part of the QLDC Parks and Open Space and not be put forward in the changed low density zoning.
OS48.4	Urban Intensification Variation	Oppose	That the application of residential zones on Parks or Open Spaces is inappropriate and revision of the Parks and Open spaces should be included with this consultation.
OS48.5	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That Chapter 8.1 (Zone Purpose) is opposed.
OS48.6	Chapter 4 - Urban Development > 4.1 Purpose	Oppose	That Urban Intensification as a general concept be rejected for Wānaka.
OS48.7	Chapter 4 - Urban Development > 4.1 Purpose	Oppose	That instead of intensification in Wānaka, the Council lead provision of affordable housing be encouraged near Three Parks.

Ross Blackmore

Submitter 49

Original Submission No	Provision	Position	Summary
OS49.1	Chapter 8 - Medium Density Residential	Oppose	That the change of zoning should not be allowed to proceed.

Nicholas Harris

Submitter 50

Original Submission No	Provision	Position	Summary
OS50.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed variation is rejected.
OS50.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed Urban Intensification for Arrowtown is opposed.
OS50.3	Chapter 8 - Medium Density Residential	Oppose	That the proposed variation is rejected.

Nicolet Spice

Submitter 51

Original Submission No	Provision	Position	Summary
OS51.1	Chapter 9 - High Density Residential	Oppose	That the proposed Urban Intensification proposal for the Adamson Drive subdivision of Arrowtown to a height of 12m should not proceed.
OS51.2	Urban Intensification Variation	Oppose	That the proposed variation be thrown out and start again with proper public consultation following the correct procedures.
OS51.3	Urban Intensification Variation	Oppose	That other areas should be considered for intensification instead such as opposite Jopp St, Arrow Junction, and Bush Creek, that do not directly impact peoples lives.

William Richards

Submitter 52

Original Submission No	Provision	Position	Summary
OS52.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed increase in the height restriction rules in medium density zones not be implemented for existing developments and be restricted to new medium zone developments.

OS52.2	Chapter 8 - Medium Density Residential	Oppose	That the current height restrictions be maintained for roads and properties in "The Heights" development in Wānaka.
OS52.3	Chapter 8 - Medium Density Residential	Oppose	That the whole of 'The Heights" development should retain existing height limits, and at a minimum that existing height limits for the properties on Heights Avenue, Scurr Terrace, Landsborough Lane and relevant sections of Farrant Drive should be retained.

Philip Ryan On Behalf Of Noosa Holdings Ltd

Submitter 53

Original Submission No	Provision	Position	Summary
OS53.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Support	That provision 13.5.10.2 be retained as notified.

Chris McKenzie

Submitter 54

Original Submission No	Provision	Position	Summary
OS54.1	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That the variation considers the effect of the proposed changes on the uniqueness of Arrowtown.
OS54.2	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.1.4	Oppose	That apartments are not provided in Arrowtown.
OS54.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed variation is accommodating to people's privacy and ability to have sunlight.
OS54.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That 3 storey high housing in the MDRS of Arrowtown are opposed and that the proposed variation has a more realistic height, not 11 metres plus an additional 1m for pitched roofs.

Eldon Chisholm

Submitter 55

Original Submission No	Provision	Position	Summary
OS55.1	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That urban intensification as a general concept be rejected for Wānaka.
OS55.2	Chapter 4 - Urban Development > 4.1 Purpose	Oppose	That Council encourage/lead the provision of affordable housing near Three Parks.
OS55.3	Urban Intensification Variation	Oppose	That 1 Ballantyne Road be considered as a part of the QLDC Parks and Open Space and not be put forward as Medium Density.
OS55.4	Urban Intensification Variation	Oppose	That Pembroke Park be considered an important part of the QLDC Parks and Open Space and not be put forward in the changed low density zoning.
OS55.5	Urban Intensification Variation	Oppose	That Lismore Park be considered an important part of the QLDC Parks and Open Space and not be put forward in the changed low density zoning.
OS55.6	Urban Intensification Variation	Oppose	That residential zones applied to Parks or Open Spaces should be included within the consultation.
OS55.7	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That 8.1 is opposed.

Charles Fraser

Submitter 56

Original Submission No	Provision	Position	Summary
OS56.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That QLDC reject the proposed intensification proposal of the Lower Density Suburban Residential Zone.
OS56.2	Chapter 8 - Medium Density Residential	Oppose	That QLDC reject the proposed intensification proposals of the Medium Density Residential Zone.
OS56.3	Urban Intensification Variation	Oppose	The the council revisit the rejected town boundaries prior proposals between McDonnell Road and Arrowtown lake Hayes Road namely : Feeley Block,Boxer Hill Trust Block and the Newman Guthrie

			Block. These areas could be developed to 8 meters and effectively screened with planting.
OS56.4	Urban Intensification Variation	Oppose	That further development could take place West of the Butel Park Area, from Remarkable Vets west along Malaghans Road. This area could sustain 8 metre height development.

Tony McMurray On Behalf Of Tony McMurray Architectural

Submitter 57

Original Submission No	Provision	Position	Summary
OS57.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the status quo is retained and steep sites in the Lower Density Suburban Residential Zone are not subject to recession plane controls.

James Gray

Submitter 58

Original Submission No	Provision	Position	Summary
OS58.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes, such as raising the height limit in the Medium Density Residential Zone to 11 metres (or 3 stories) represents a one-size-fits-all approach that fails to address the unique contextual challenges and opportunities that Wānaka presents.
OS58.2	Chapter 13 - Wānaka Town Centre	Oppose	That the proposed changes, such as increasing the height limit in the Wānaka Town Centre to 16 metres represents a one-size-fits-all approach that fails to address the unique contextual challenges and opportunities that Wānaka presents.
OS58.3	Urban Intensification Variation	Oppose	That the Queenstown Lakes District Council postpones these proposed changes and undertakes a more thorough and inclusive process of public engagement and consultation including experts in urban planning and design.

Sally Rowe

Submitter 59

Original Submission No	Provision	Position	Summary
OS59.1	Chapter 9 - High Density Residential	Oppose	That the medium density plan be applied to the area of Suburb and Dublin Street below the connecting footpath.
OS59.2	Urban Intensification Variation	Oppose	That some of the trees below the footpath and between Suburb and Dublin Street, be kept as this area has become a tui stronghold.
OS59.3	Urban Intensification Variation	Oppose	That the proposed high density residential zone for Suburb Street below the public footpath connecting Dublin and Suburb Street be rejected.
OS59.4	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That the 16.5 metre height proposed is opposed.
OS59.5	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the increased minimum lot size is opposed.
OS59.6	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed lot dimensions is opposed.

Rosemary Sutherland

Submitter 60

Original Submission No	Provision	Position	Summary
OS60.1	Chapter 9 - High Density Residential	Oppose	That the proposed changes to medium and high density regulations and building heights in Arrowtown be rejected.

Andrew Tomkins On Behalf Of Andrew & Justine Tomkins

Submitter 61

Original Submission No	Provision	Position	Summary
OS61.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed variation gives effect to the concerns raised in this submission or decline it in its entirety.
OS61.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That there is a site specific 8 metre height rule for Arrowtown, similar to Arthurs Point.
OS61.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That proposed height rule for the Medium Residential Zone is rejected in its entirety.
OS61.4	Urban Intensification Variation	Oppose	That the variation include safeguards to prevent the amendments being exploited by AirBNB hosts.

Mark Jenkins

Submitter 62

Original Submission No	Provision	Position	Summary
OS62.1	Chapter 9 - High Density Residential	Oppose	That the proposed high and medium density building regulations do not go ahead in Arrowtown.

Derek Valentine On Behalf Of Ruth and Derek Valentine

Submitter 63

Original Submission No	Provision	Position	Summary
OS63.1	Chapter 8 - Medium Density Residential	Oppose	That the medium density intensification plan for the area adjacent to the intersection of McDougall and Tenby Streets (running up from Upton St. to Aspiring Terrace and Sycamore Place) be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS63.2	Urban Intensification Variation	Oppose	That intensification may be appropriate in other areas of Wānaka but new development should not be allowed without due consideration for those whose outlook or amenity may be compromised.
OS63.3	Urban Intensification Variation	Oppose	That if there is no choice, and some form of intensification is demanded by central government, then a small cooperative zone might be able to be established against the terminal moraine. If structures can be built without undue detrimental effects, then the sections below Aspiring Terrace, and above Sycamore Place may be suitable for 12 metres or taller buildings.

Geoff Austin

Submitter 64

Original Submission No	Provision	Position	Summary
OS64.1	Chapter 4 - Urban Development > 4.1 Purpose	Oppose	That the Urban Intensification Plan is a suitable policy for the Queenstown area, however, Wānaka should be excluded from the Urban Intensification Plans in their current form.
OS64.2	Chapter 4 - Urban Development > 4.1 Purpose	Oppose	That areas of Wānaka subject to the plan be revisited to provide for intensification within new subdivisions, and current rules maintained for existing suburban areas.

Richard Capstick

Submitter 65

Original Submission No	Provision	Position	Summary
OS65.1	Chapter 4 - Urban Development	Oppose	That urban intensification and increased height restrictions in Arrowtown be rejected.

Anisha Capstick

Submitter 66

Original Submission No	Provision	Position	Summary
OS66.1	Chapter 4 - Urban Development	Oppose	That the proposed height regulations are opposed.
OS66.2	Urban Intensification Variation	Oppose	That the proposed urban intensification is opposed.

Mohan Chandra

Submitter 67

Original Submission No	Provision	Position	Summary
OS67.1	Chapter 4 - Urban Development	Oppose	That urban intensification as it applies to Arrowtown, including proposed amendments to height limits, is rejected.

Rod Walker

Submitter 68

Original Submission No	Provision	Position	Summary
OS68.1	Chapter 13 - Wānaka Town Centre	Oppose	That the lack of carparking provided for intense accommodation density is rejected and developers be made to provide sufficient space for car parking.

Paula Mitchell

Submitter 69

Original Submission No	Provision	Position	Summary
OS69.1	Chapter 27 - Subdivision and Development > 27.7 Zone -	Oppose	That Council consider home fire place restrictions (and cleaner air heating

Location Specific Rules >
27.7.33

options only) on the new development areas of Hāwea.

Mark Gray

Submitter 70

Original Submission No	Provision	Position	Summary
OS70.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed height amendments for the Medium Density Residential Zone in Wānaka as outlined in 8.5.1.3 increasing the building height from the current maximum of 7 metres 'to a maximum 11 metres plus an additional 1 metre for pitched roof forms only' is opposed.
OS70.2	Urban Intensification Variation	Oppose	That there are other parts of Wānaka more suited to intensification development, such as Three Parks as opposed to existing medium density and low density residential neighbourhoods.

Bronnie Pooley

Submitter 71

Original Submission No	Provision	Position	Summary
OS71.1	Chapter 4 - Urban Development	Oppose	That the Urban Intensification plans for Arrowtown are rejected, including Chapter 4 Urban Development.
OS71.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That the Urban Intensification plans for Arrowtown are rejected, including Chapter 7 Lower Density Suburban Residential.
OS71.3	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Oppose	That the Urban Intensification plans for Arrowtown are rejected, including provision 7.1.
OS71.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That the Urban Intensification plans for Arrowtown are rejected, including provision 7.5.
OS71.5	Chapter 8 - Medium Density Residential	Oppose	That the Urban Intensification plans for Arrowtown are rejected, including Chapter 8 Medium Density Residential.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS71.6	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That the Urban Intensification plans for Arrowtown are rejected, including provision 8.1.
OS71.7	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies	Oppose	That the Urban Intensification plans for Arrowtown are rejected, including provision 8.2.
OS71.8	Chapter 9 - High Density Residential	Oppose	That the Urban Intensification plans for Arrowtown are rejected, including Chapter 9 High Density Residential.
OS71.9	Chapter 16 - Business Mixed Use	Oppose	That the Urban Intensification plans for Arrowtown are rejected, including Chapter 16 Business Mixed Use.
OS71.10	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Oppose	That the Urban Intensification plans for Arrowtown are rejected, including provision 27.2.1.4.
OS71.11	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas	Oppose	That the Urban Intensification plans for Arrowtown are rejected, including provision 27.6.

Daniel Shorrock

Submitter 72

Original Submission No	Provision	Position	Summary
OS72.1	Chapter 2 - Definitions	Support	That the proposed changes be retained as notified.
OS72.2	Chapter 2 - Definitions	Support	That we make it easier to build not putting up more barriers and red tape.
OS72.3	Chapter 4 - Urban Development > 4.1 Purpose	Support	That the proposed changes are supported
OS72.4	Chapter 4 - Urban Development > 4.1 Purpose > Policy 4.2.1.4	Support	That the proposed changes are supported.
OS72.5	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Support	That the proposed changes are supported.
OS72.6	Chapter 9 - High Density Residential	Support	That more housing in Queenstown is needed and part of that solution has to be high density.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS72.7	Chapter 16 - Business Mixed Use	Support	That mixed use has to become part of the mix and Queenstown could be more dispersed and take some pressure off the cbd and make other parts of Queenstown more desirable.
OS72.9	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.5	Support	That the proposed change goes through, to make it easier to build and reduce the red tape around construction and there needs to be less restrictions on design.
OS72.10	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Support	That the proposed changes are supported.
OS72.11	Chapter 12 - Queenstown Town Centre	Support	That the proposed changes are made, reduce the red tape and let Queenstown grow.
OS72.12	Chapter 16 - Business Mixed Use	Support	That the proposed changes be retained as notified.
OS72.13	Chapter 27 - Subdivision and Development	Support	That it is made easier and faster for people to do what they want with their land.

Joanna Neep

Submitter 73

Original Submission No	Provision	Position	Summary
OS73.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That Arrowtown is excluded from the Urban Development Intensification Plans
OS73.2	Chapter 8 - Medium Density Residential	Oppose	That Arrowtown in excluded from the Urban Intensification Plans.

Jess Ruth

Submitter 74

Original Submission No	Provision	Position	Summary
OS74.1	Urban Intensification Variation	Oppose	That the proposed variation is rejected.

Nicola Romeril

Submitter 75

Original Submission No	Provision	Position	Summary
OS75.1	Chapter 13 - Wānaka Town Centre	Oppose	That the proposed height restrictions in the Wānaka Town Centre are rejected and existing height restrictions retained.

Melissa Hinves

Submitter 76

Original Submission No	Provision	Position	Summary
OS76.1	Urban Intensification Variation	Oppose	That the proposed variation is rejected
OS76.2	Urban Intensification Variation	Oppose	That the new proposed heights for Arrowtown be rejected.

Dale Maree Paton

Submitter 77

Original Submission No	Provision	Position	Summary
OS77.1	Urban Intensification Variation	Oppose	That the proposed variation to the Proposed District Plan in its entirety is opposed.
OS77.2	Urban Intensification Variation	Oppose	That the proposed rezoning of Queenstown hill, including the property at 5 Belfast Terrace, from Lower Density Suburban Residential Zone to the Medium Density Residential Zone is opposed.
OS77.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed increases to building height limits in the Medium Density Residential Zone is opposed.
OS77.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed increase to building height limits in the Lower Density Suburban Residential Zone is opposed.

William Denis Hewat

Submitter 78

Original Submission No	Provision	Position	Summary
OS78.1	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That the existing height limit of 7 metres (above existing ground) be retained on Frankton Road.

Donald George Jowsey

Submitter 79

Original Submission No	Provision	Position	Summary
OS79.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation is rejected.
OS79.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to the provisions be rejected.
OS79.3	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the provisions be rejected.

Elizabeth Helena Jowsey

Submitter 80

Original Submission No	Provision	Position	Summary
OS80.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation is rejected.
OS80.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to the provisions be rejected.
OS80.3	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the provisions be rejected.

Sean Kelly

Submitter 81

Original Submission No	Provision	Position	Summary
OS81.1	Urban Intensification Variation	Oppose	That all proposed provisions to density are rejected in Arrowtown.
OS81.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all proposed changes to density in Arrowtown be rejected.
OS81.3	Chapter 8 - Medium Density Residential	Oppose	That all proposed changes to density in Arrowtown be rejected.
OS81.4	Urban Intensification Variation	Oppose	That all changes must go through a community consultation and, if necessary, a local referendum where the rule of democracy will decide the outcome.
OS81.5	Urban Intensification Variation	Oppose	That there is a majority agreement by the community if any physical changes are proposed.

Sylvia Mary Gazzard

Submitter 82

Original Submission No	Provision	Position	Summary
OS82.1	Urban Intensification Variation	Oppose	That the proposed variation is deleted in its entirety.
OS82.2	Urban Intensification Variation	Oppose	That the proposed rezoning of 2 Belfast Terrace is removed from amendments to the Proposed District Plan maps.
OS82.3	Urban Intensification Variation	Oppose	That the rezoning of the area which will allow an increase in the building height from 7 metres to 11 metres and from lower to medium density is opposed.

Alastair Donald Chalmers

Submitter 83

Original Submission No	Provision	Position	Summary
OS83.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to the provisions of the Lower Density Suburban Residential Zone are rejected.
OS83.2	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the provisions of the Medium Density Suburban Residential Zone are rejected.
OS83.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposal to allow a 12m building height in Arrowtown be rejected.

Adrienne Ethel Chalmers

Submitter 84

Original Submission No	Provision	Position	Summary
OS84.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed variation to the Lower Density Suburban Residential Zone is rejected.
OS84.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed changes allowing 12m building height in Arrowtown be rejected.
OS84.3	Chapter 8 - Medium Density Residential	Oppose	That the proposed provisions in the Medium Density Residential Zone are rejected.
OS84.4	Urban Intensification Variation	Oppose	That if 2400 houses are to be built on Ladies Mile then this change is not needed.

Emma Taylor

Submitter 85

Original Submission No	Provision	Position	Summary
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Urban Intensification – Summary of Decisions Requested 16 May 2024

OS85.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed change in height limits from 7m to 12m in Arrowtown must not go ahead.
OS85.2	Urban Intensification Variation	Oppose	That this change must not go ahead.

Alison Vidoni

Submitter 86

Original Submission No	Provision	Position	Summary
OS86.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation as it relates to Arrowtown be rejected.

Penny Irvine

Submitter 87

Original Submission No	Provision	Position	Summary
OS87.1	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Oppose	That the proposal to increase the height limit to 16.5 metres in High Density Residential on Frankton Road is opposed.
OS87.2	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Oppose	That the existing height limit of 7 metres above existing ground level is retained in HDR of Frankton Road.

Lincoln Haworth

Submitter 88

Original Submission No	Provision	Position	Summary
OS88.1	Chapter 8 - Medium Density Residential	Support	That the Urban Intensification Variation as it relates to the Wānaka township be retained as notified.

Paul Graf

Submitter 89

Original Submission No	Provision	Position	Summary
OS89.1	Urban Intensification Variation	Oppose	That the existing building height limits in Arrowtown be retained.

James and Barbara Wilson

Submitter 90

Original Submission No	Provision	Position	Summary
OS90.1	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That the Council acknowledge they have no jurisdiction on the zoning of National Park Land.
OS90.2	Chapter 4 - Urban Development > 4.1 Purpose	Oppose	That the proposal to rezone McPherson Street Wānaka to medium density residential is rejected.

Christopher Richard Clark

Submitter 91

Original Submission No	Provision	Position	Summary
OS91.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed increase in height restrictions be declined.
OS91.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed increase in height restrictions be declined.

Kristin Darby

Submitter 92

Original Submission No	Provision	Position	Summary
OS92.1	Urban Intensification Variation	Oppose	That the proposed increase in height allowances to create urban intensification in Arrowtown is not supported.
OS92.2	Urban Intensification Variation	Oppose	That the local authority work hard to protect Arrowtown's uniqueness now and for the future.
OS92.3	Urban Intensification Variation	Oppose	That the local authority take the time to visualise Arrowtown's future in line with not only tourism, but also take into account the community that live in and love the area.
OS92.4	Urban Intensification Variation	Oppose	That the local authority considers each change as a one off application within the guidelines we already have in place as we have done fairly successfully so far.

Hamish Cochran

Submitter 93

Original Submission No	Provision	Position	Summary
OS93.1	Urban Intensification Variation	Oppose	That the proposed provisions be amended to not include some residential areas that would be visibly affected by having high density buildings, specifically Park Street, Suburb Street and Veint Crescent where increasing the building heights would dramatically affect the aesthetics of the area.
OS93.2	Urban Intensification Variation	Oppose	That the variations should be restricted to the centre of Queenstown or on the hill where height matters less.

Sunita Wehrle

Submitter 94

Original Submission No	Provision	Position	Summary
OS94.1	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the proposed Urban Intensification Variation.

Ian Gordon and Philippa Anne Macauley

Submitter 95

Original Submission No	Provision	Position	Summary
OS95.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to the Lower Density Suburban Residential Zone relating to Arrowtown are rejected.
OS95.2	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the Medium Density Residential Zone in Arrowtown are rejected.
OS95.3	Urban Intensification Variation	Oppose	That QLDC engage in more inclusive consultation and seek alternative solutions that prioritise the best interest of Arrowtown's residents and the preservation of its remarkable identity.
OS95.4	Urban Intensification Variation	Oppose	That QLDC reconsider the proposal
OS95.5	Urban Intensification Variation	Oppose	That any zoning change in Arrowtown is opposed

Barry George Pannett

Submitter 96

Original Submission No	Provision	Position	Summary
OS96.1	Urban Intensification Variation	Oppose	That Arrowtown be excluded totally from any zone changes or variations.
OS96.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to the provisions in Lower Density Residential Zone relating to Arrowtown be rejected.

OS96.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to the provisions in Medium Density Residential Zone relating to Arrowtown be rejected.
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Mark and Michelle Mckone

Submitter 97

Original Submission No	Provision	Position	Summary
OS97.1	Urban Intensification Variation	Oppose	That the zoning for Lots 10 to 26 DP 8728 and Lots 1 and 2 DP 11727 be rezoned to High Density Residential.
OS97.2	Urban Intensification Variation	Oppose	That the planning maps are opposed in their current form.
OS97.3	Urban Intensification Variation	Oppose	That Council reconsider the assessment criteria in Policy 5(a) of the NPS UD and update the Proposed Planning Maps to reflect.
OS97.4	Urban Intensification Variation	Oppose	That alternatively, if Lots 10-26 DP 8728 and Lots 1 and 2 DP 11727 cannot be rezoned to High Density, they are rezoned to Medium Density Residential

Clare Happs

Submitter 98

Original Submission No	Provision	Position	Summary
OS98.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed variation to increase the height limit to 11m+1m for pitched roofs and relax/ simplify the recession planes to medium density residential zone specific to Arrowtown as part of the Urban Intensification Variation is withdrawn.
OS98.2	Urban Intensification Variation	Oppose	That not considering Arrowtown as a whole could be seen as an error.

David Happs

Submitter 99

Original Submission No	Provision	Position	Summary
OS99.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed variation to increase the height limit to 11m + 1m for pitched roofs in the MDRZ specific to Arrowtown is withdrawn.
OS99.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That the proposed variation to relax/simplify the recession planes in the MDRZ specific to Arrowtown is withdrawn.

Emma Wright

Submitter 100

Original Submission No	Provision	Position	Summary
OS100.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown are opposed.
OS100.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown are opposed.

Ika (Kartika) Willett

Submitter 101

Original Submission No	Provision	Position	Summary
OS101.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Low Density Suburban Residential Zone relating to Arrowtown are opposed.
OS101.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Suburban Residential Zone relating to Arrowtown are opposed.
OS101.3	Urban Intensification Variation	Oppose	That any more development is opposed.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS101.4	Urban Intensification Variation	Oppose	That the influx of importing workers is slowed or stopped.
OS101.5	Urban Intensification Variation	Oppose	That the character of Arrowtown is retained.

Graeme Woolmore

Submitter 102

Original Submission No	Provision	Position	Summary
OS102.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed change to 8m height limits in Arrowtown be rejected, and the current height limits retained.
OS102.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed change to 12m height limits in Arrowtown be rejected, and the current height limits retained.
OS102.3	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS102.4	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Susan Attwood

Submitter 103

Original Submission No	Provision	Position	Summary
OS103.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to the provisions be rejected.
OS103.2	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the provisions be rejected.
OS103.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed height limits for Arrowtown are rejected, and the existing height limits retained.
OS103.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed height limits for Arrowtown are rejected, and the existing height limits retained.

Ian Gordon and Philippa Anne Macauley

Submitter 104

Original Submission No	Provision	Position	Summary
OS104.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to zoning in Arrowtown be rejected.
OS104.2	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to zoning in Arrowtown be rejected.
OS104.3	Chapter 15 - Local Shopping Centre Zone	Oppose	That the proposed changes to zoning in Arrowtown be rejected.

Alan Stuart Ward

Submitter 105

Original Submission No	Provision	Position	Summary
OS105.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification variation is opposed.
OS105.2	Urban Intensification Variation	Oppose	That there is no high rise in Arrowtown as a special landscape of significance.
OS105.3	Urban Intensification Variation	Oppose	That there needs to be a bigger discussion on long term solutions and the government, along with a major developer should be looking at a purpose built workers village of 3000 to 5000 houses south of Kingston.
OS105.4	Urban Intensification Variation	Oppose	That any high rise apartment style development on Queenstown hill or along the Frankton road will not be affordable; and that a possible location for development could be Gorge Road against the hillside.

Anne Margaret Gormack

Submitter 106

Original Submission No	Provision	Position	Summary
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Urban Intensification – Summary of Decisions Requested 16 May 2024

OS106.1	Urban Intensification Variation	Oppose	That QLDC listen to Arrowtown residents and reject the Urban Intensification Variation in this historic town.
OS106.2	Urban Intensification Variation	Oppose	That the Urban Intensification Variation be rejected in its entirety.
OS106.3	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS106.4	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Arthur Graham Gormack

Submitter 107

Original Submission No	Provision	Position	Summary
OS107.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone be rejected.
OS107.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone be rejected.
OS107.3	Urban Intensification Variation	Oppose	That the entire proposal be rejected as it is totally unsuitable in every way, for Arrowtown and its surrounds.
OS107.4	Urban Intensification Variation	Oppose	That the council investigate further the need for more houses in this area and listen to the majority of rate payers.

Ellen Celia Forch

Submitter 108

Original Submission No	Provision	Position	Summary
OS108.1	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Oppose	That the purpose statement should include minimising light pollution generated by visitor accommodation.
OS108.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That visitor accommodation and home based commercial activity should also include mitigate of dust hazard where access is not paved.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS108.3	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies	Oppose	That 7.2.1 be amended with care to ensure continued high amenity values.
OS108.4	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies	Oppose	That when development, especially infill is proposed the immediate neighbours should be consulted for their opinion or local knowledge.
OS108.5	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies	Support	That enhanced sound insulation in all areas in 7.2.2 is supported.
OS108.6	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That all existing height and density rules are retained, especially the southern boundary building restrictions and incline plane of 35 degrees.
OS108.7	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That 7.5 be reconsidered to include neighbours continued access to winter sun.
OS108.8	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That view lines to lakes and mountains should be retained where practicable.
OS108.9	Chapter 7 - Lower Density Suburban Residential	Oppose	That the maximum height remain 7 metres with consideration to reduce to 5.5 metres where access to sun and views is impacted.
OS108.10	Chapter 7 - Lower Density Suburban Residential	Oppose	That slope measures be retained.
OS108.11	Chapter 7 - Lower Density Suburban Residential > 7.3 Other Provisions and Rules	Oppose	That the PDP version of 7.2.3.2 be retained to continue to limit building height especially for infill development.
OS108.12	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Support	That the rules and standards in 7.5.1 are supported, particularly in regard to lighting and dust.
OS108.13	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Support	That 7.5.5 is supported especially in relation to the matters of discretion with respect to shading, sunlight.
OS108.14	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Support	That matters of discretion in relation to impacts of sunlight and shading should be considered a high priority.
OS108.15	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Support	That the threshold for applying matters of discretion in respect to shading and sunlight should consider impact of neighbours as a high priority.
OS108.16	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That accessory buildings should also be subject to shading and sunlight provisions as well as view sightlines.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS108.17	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.6.2	Oppose	That a new clause is included limiting light and dust hazards.
OS108.18	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.8 9	Oppose	That Rule 7.4.9(L) is retained to avoid and mitigate risks and hazards to neighbours. Include loss of sunlight, dust and light pollutions as a hazard.

Bethany Camilleri

Submitter 109

Original Submission No	Provision	Position	Summary
OS109.1	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the proposed Urban Intensification Variation.

Neville Findlater

Submitter 110

Original Submission No	Provision	Position	Summary
OS110.1	Urban Intensification Variation	Oppose	That both Wānaka and Queenstown be protected from over exploitation to protect their future.
OS110.2	Urban Intensification Variation	Oppose	That the intention of the National Policy Statement - Urban Development proposal as notified is opposed.
OS110.3	Urban Intensification Variation	Oppose	That the National Park land in Wānaka never be built on.
OS110.4	Urban Intensification Variation	Oppose	That no height increases come into effect in Wānaka.

Jan Harris

Submitter 111

Original Submission No	Provision	Position	Summary
OS111.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the Council listen to the people of Arrowtown and that the proposed changes to the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS111.2	Chapter 8 - Medium Density Residential	Oppose	That the Council listen to the people of Arrowtown and that the proposed changes to the Medium Density Residential Zone relating to Arrowtown be rejected.

Christopher Bradley

Submitter 112

Original Submission No	Provision	Position	Summary
OS112.1	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the proposed Urban Intensification Variation.

Marcus James Wehrle

Submitter 113

Original Submission No	Provision	Position	Summary
OS113.1	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the proposed Urban Intensification Variation.
OS113.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That any changes to the height limits of buildings in Arrowtown be rejected.
OS113.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards	Oppose	That any changes to the height limits of buildings in Arrowtown be rejected.
OS113.4	Chapter 15 - Local Shopping Centre Zone	Oppose	That there be no changes to the height of buildings in Arrowtown.

John Austin Harris

Submitter 114

Original Submission No	Provision	Position	Summary
OS114.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Low Density Suburban Residential Zone relating to Arrowtown be stopped.
OS114.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be stopped.

Craig Brant On Behalf Of Craig Brant and Karin Henderson

Submitter 115

Original Submission No	Provision	Position	Summary
OS115.1	Urban Intensification Variation	Oppose	That the proposed changes to the PDP, with reference to the urban intensification of Arrowtown, be rejected.
OS115.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to Low Density housing in Arrowtown be rejected.
OS115.3	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to Medium Density housing in Arrowtown be rejected.

Sian Sanford On Behalf Of Ross and Sian Sanford

Submitter 116

Original Submission No	Provision	Position	Summary
OS116.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Oppose	That the 11m+1m allowed roof height in the proposed medium density zone in Arrowtown be rejected.

Martha Swan

Submitter 117

Original Submission No	Provision	Position	Summary
OS117.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Oppose	That the proposed height restriction of 12m be rejected for Arrowtown.

Pete Norman On Behalf Of Peter and Callie Norman

Submitter 118

Original Submission No	Provision	Position	Summary
OS118.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation be removed from the District Plan in its entirety.
OS118.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That the proposed changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS118.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards	Oppose	That the proposed changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Anne York

Submitter 119

Original Submission No	Provision	Position	Summary
OS119.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the Council reject the low density intensification plan for the Wānaka district.
OS119.2	Chapter 8 - Medium Density Residential	Oppose	That the Council reject the intensification plan for Wānaka.
OS119.3	Chapter 8 - Medium Density Residential	Oppose	That Council reject the intensification plan for Wānaka.
OS119.4	Chapter 9 - High Density Residential	Oppose	That Council reject the intensification plan for Wānaka.

OS119.5	Chapter 9 - High Density Residential	Oppose	That the Council reject the intensification plan for Wānaka.
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Keith and Jill Lowery

Submitter 120

Original Submission No	Provision	Position	Summary
OS120.1	Chapter 8 - Medium Density Residential	Oppose	That the roadside section on Kings Drive from Trevathan Lane towards the primary school be removed from consideration.
OS120.2	Urban Intensification Variation	Oppose	That density is increased in new greenfield developments instead of interfering with existing residential areas.
OS120.3	Urban Intensification Variation	Oppose	That more hotels and motels are built for short term rental.

Paul Bridgman On Behalf Of My wife Alison and our children Ben Tim and Josh

Submitter 121

Original Submission No	Provision	Position	Summary
OS121.1	Chapter 8 - Medium Density Residential	Oppose	That no changes to regulations concerning Arrowtown be made.

Peter Huisman On Behalf Of PP and HJ Huisman

Submitter 122

Original Submission No	Provision	Position	Summary
OS122.1	Chapter 4 - Urban Development > 4.1 Purpose	Oppose	That local authorities concentrate the future building needs in new developed areas rather than developed neighbourhoods.
OS122.2	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Oppose	That intensification should be in new areas where everyone can play by the same rules.

OS122.3	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That new areas be developed to allow for more density.
OS122.4	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Support	That higher density in the High Density Residential Zone is supported.

Kristin Bowman On Behalf Of MR & KA Bowman Family Trust

Submitter 123

Original Submission No	Provision	Position	Summary
OS123.1	Chapter 8 - Medium Density Residential	Support	That the proposed variation is retained as notified.

Anthony John Pittar

Submitter 124

Original Submission No	Provision	Position	Summary
OS124.1	Urban Intensification Variation	Oppose	That Queenstown, and in particular Queenstown Hill, should be exempt from the intensification plan variation.
OS124.2	Urban Intensification Variation	Oppose	That Arrowtown should be exempt from the Urban Intensification Variation.

Katherine Dagg

Submitter 125

Original Submission No	Provision	Position	Summary
OS125.1	Chapter 8 - Medium Density Residential	Oppose	That zoning changes with Arrowtown be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS125.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That zoning changes with Arrowtown be rejected.
OS125.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That changing height restrictions to 12m in MDR (mid) housing zones in Arrowtown be rejected.
OS125.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That changing height restrictions to 8m in LDSR (low) housing zones in Arrowtown be rejected.
OS125.5	Urban Intensification Variation	Oppose	That apartments and urban developments be placed within walking distance of jobs, supermarkets, transport hubs and other amenities to reduce traffic and congestion, and that they include shared green spaces.

Jonathan George Newson

Submitter 126

Original Submission No	Provision	Position	Summary
OS126.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the existing rules in Arrowtown relating to house density (status quo) be retained.
OS126.2	Chapter 8 - Medium Density Residential	Oppose	That the existing rules in Arrowtown relating to house density (status quo) be retained.

Kristine and Robert Donaldson

Submitter 127

Original Submission No	Provision	Position	Summary
OS127.1	Urban Intensification Variation	Oppose	That the Intensification Variation for Arrowtown be reconsidered and rejected.

Michael and Lesley Burke

Submitter 128

Original Submission No	Provision	Position	Summary
OS128.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards	Oppose	That the proposed increase in building heights in the Wānaka Town Centre is rejected.
OS128.2	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards	Oppose	That the proposed relaxation of setback and daylight standards in the Wānaka Town Centre is rejected.

Wharton Annabel Reta

Submitter 129

Original Submission No	Provision	Position	Summary
OS129.1	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed changes to lot size rules for Arrowtown be rejected.
OS129.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That the proposed changes to rules on the heights of buildings for Arrowtown be rejected.
OS129.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards	Oppose	That the proposed changes to rules on the heights of buildings for Arrowtown be rejected.
OS129.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That the proposed changes relaxing sunlight access standards for Arrowtown be rejected.
OS129.5	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That the proposed changes relaxing sunlight access standards for Arrowtown be rejected.

Suzanne Eaton Newson

Submitter 130

Original Submission No	Provision	Position	Summary
OS130.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to the provisions in Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS130.2	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the provisions in Medium Density Residential Zone relating to Arrowtown be rejected.
OS130.3	Urban Intensification Variation	Oppose	That no changes be made to the existing district plan.

Robert John Anderson

Submitter 131

Original Submission No	Provision	Position	Summary
OS131.1	Chapter 8 - Medium Density Residential	Oppose	That building heights be limited to 7 metres in the Medium Density Residential Zone.

Catherine (Kate) Smith

Submitter 132

Original Submission No	Provision	Position	Summary
OS132.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to the provisions in Lower Density Suburban Residential Zoning relating to Arrowtown be rejected.
OS132.2	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the provisions in Medium Density Residential Zoning relating to Arrowtown be rejected.
OS132.3	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the proposed Urban Intensification Variation.

Pete and Angela Schmidt

Submitter 133

Original Submission No	Provision	Position	Summary
OS133.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That the proposed changes to zoning provisions allowing higher buildings in Arrowtown be rejected.
OS133.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards	Oppose	That the proposed changes to zoning provisions allowing higher buildings in Arrowtown be rejected.
OS133.3	Chapter 15 - Local Shopping Centre Zone	Oppose	That the proposed changes to zoning provisions allowing higher buildings in Arrowtown be rejected.

Rob and Anwyn Walker

Submitter 134

Original Submission No	Provision	Position	Summary
OS134.1	Urban Intensification Variation	Oppose	That the changes to Medium Density Zoning be rejected.
OS134.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Oppose	That the 11+1 metre height for the Medium Density Zone is rejected.
OS134.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That the land square area of 250 square metres for the Medium Density Zone is rejected.
OS134.4	Chapter 4 - Urban Development	Oppose	That the proposed changes to Section 4 is rejected.
OS134.5	Chapter 13 - Wānaka Town Centre	Oppose	That the proposed changes to Section 13 Wānaka Town Centre be rejected.
OS134.6	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.79	Oppose	That the changes to allow sites reduced in size to an average land density of 300m ² be rejected.
OS134.7	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That the proposed removal of the density rule be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS134.8	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed changes to the zone to allow sites reduced in size of 250m ² and 300m ² in the Lower Density Suburban Residential Zone and Medium Density Residential Zone be rejected.
OS134.9	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.3.2	Oppose	That the proposed deletion of policy 7.2.3.2 to limit building heights on sites smaller than 900m ² be rejected and building heights should be restricted on all small lots.
OS134.10	Chapter 7 - Lower Density Suburban Residential > 7.3 Other Provisions and Rules > 7.3.2.4	Oppose	That the amendments to Section 7.3.2 relating to interpretation and application of rules and standards, specifically section 7.3.2.4, to enable average densities is opposed.
OS134.11	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.4	Oppose	That proposed new Rule 7.4.4 including a new permitted activity for one residential unit on an existing site that is less than 450m ² is opposed.
OS134.12	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.9 11	Oppose	That the proposed variation to Rule 7.5.9 to amend the 300m ² minimum area to relate to average area rather than net area is opposed.
OS134.13	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.8 9	Oppose	That proposed amendments to matters of discretion relating to the construction of residential units where the density of development exceeds 450m ² net area but not 300m ² average area is opposed. There should be no discretion and any proposal that does not meet the standards should be notified.
OS134.14	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed building height of 8m for both sloping and flat sites be rejected.
OS134.15	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.2	Oppose	That the proposed building height of 8m for both sloping and flat sites be rejected.
OS134.16	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.5 7	Support	That the applying recession plane standards across flat and sloping sites is strongly supported.
OS134.17	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.7 5	Support	That the applying recession plane standards across flat and sloping sites is strongly supported.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS134.18	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That changing the treatment of breaches of the recession plane rules from non-complying to restricted discretionary is strongly opposed. Any breach should be notified to neighbours, and the council staff should not have discretion.
OS134.19	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the change to minimum net site area in the Lower Density Suburban Residential Zone from 450m2 to 300m2 is strongly opposed, especially in existing areas.
OS134.20	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the height changes to the Lower Density Suburban Residential Zone are totally opposed.
OS134.21	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the height changes to the Medium Density Residential Zone are totally opposed.
OS134.22	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That the height changes to the High Density Residential Zone are totally opposed.
OS134.23	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Oppose	That the allowance for a reduction in the minimum net site area and minimum dimensions for subdivision in the Lower Density Residential Zone where a concurrent land use and subdivision is lodged is opposed.
OS134.24	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That changes to minimum net site area for HDRZ from 600m2 to 450m2 is strongly opposed.

Bailey Henderson

Submitter 135

Original Submission No	Provision	Position	Summary
OS135.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation be declined.

Sue and Paul Henderson

Submitter 136

Original Submission No	Provision	Position	Summary
OS136.1	Urban Intensification Variation	Oppose	That the urban intensification variation be declined.

Juliet Collins

Submitter 137

Original Submission No	Provision	Position	Summary
OS137.1	Chapter 9 - High Density Residential	Oppose	That the current PDP zoning density be retained.
OS137.2	Urban Intensification Variation	Oppose	That the proposed changes are opposed.

Christian Jones

Submitter 138

Original Submission No	Provision	Position	Summary
OS138.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation be declined.

Sian Taylor

Submitter 139

Original Submission No	Provision	Position	Summary
OS139.1	Chapter 12 - Queenstown Town Centre > 12.6 Rules - Non-Notification of Applications	Support	That all the proposed changes are retained as notified.
OS139.2	Chapter 2 - Definitions	Support	That all the proposed changes are retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS139.3	Chapter 2 - Definitions > 2.1 Definitions	Support	That all the proposed changes are retained as notified.
OS139.4	Chapter 4 - Urban Development	Support	That all the proposed changes are retained as notified.
OS139.5	Chapter 7 - Lower Density Suburban Residential	Support	That all the proposed changes are retained as notified.
OS139.6	Chapter 8 - Medium Density Residential	Support	That all the proposed changes are retained as notified.
OS139.7	Chapter 9 - High Density Residential	Support	That all the proposed changes are retained as notified.
OS139.8	Chapter 12 - Queenstown Town Centre	Support	That all the proposed changes are retained as notified.
OS139.9	Chapter 13 - Wānaka Town Centre	Support	That all the proposed changes are retained as notified.
OS139.10	Chapter 15 - Local Shopping Centre Zone	Support	That all the proposed changes are retained as notified.
OS139.11	Chapter 16 - Business Mixed Use	Support	That all the proposed changes are retained as notified.
OS139.12	Chapter 27 - Subdivision and Development	Support	That all the proposed changes are retained as notified.

Karen Iremonger

Submitter 140

Original Submission No	Provision	Position	Summary
OS140.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the existing rules be retained.
OS140.2	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to Medium Density Residential Zone provisions increasing building heights in Arrowtown be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS140.3	Chapter 8 - Medium Density Residential	Oppose	That the existing rules be retained.
OS140.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That the proposed changes to Lower Density Suburban Residential Zone provisions increasing building heights in Arrowtown be rejected.

Samantha Gent

Submitter 141

Original Submission No	Provision	Position	Summary
OS141.1	Urban Intensification Variation	Oppose	That the proposed amendments to height limits are rejected.

Suzanna Martin

Submitter 142

Original Submission No	Provision	Position	Summary
OS142.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That the proposed raising of building height limits in Arrowtown be dropped.
OS142.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards	Oppose	That the proposed raising of building height limits in Arrowtown be rejected.

Patten Jennifer Jane

Submitter 143

Original Submission No	Provision	Position	Summary
OS143.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That the proposed changes to height limits in Arrowtown not proceed.
OS143.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards	Oppose	That the proposed changes to height limits in Arrowtown not proceed.

Carol Ellison

Submitter 144

Original Submission No	Provision	Position	Summary
OS144.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation be rejected, and the current rules retained.

Janet Christine Malloch

Submitter 145

Original Submission No	Provision	Position	Summary
OS145.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That QLDC refrain from applying certain MDRS requirements to the Low-Density Zone.
OS145.2	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Oppose	That reducing the average land density in the LDSR Zone to 300 sq m be rejected.
OS145.3	Chapter 7 - Lower Density Suburban Residential	Oppose	That allowing changes to building height in the LDSR Zone through policy adjustments not be permitted.
OS145.4	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed variations to the Lower Density Suburban Residential Zone be rejected.

Luke Snelling

Submitter 146

Original Submission No	Provision	Position	Summary
OS146.1	Urban Intensification Variation	Oppose	That the proposed rezoning in Wānaka, including the submitter property (91 Youghal Street), from Lower density Suburban Residential to Medium Density Residential is opposed.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS146.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed increases to building height limits in the Lower Density Suburban Residential Zone is opposed.
OS146.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed increases to building height limits in the Medium Density Residential Zone is opposed.
OS146.4	Urban Intensification Variation	Oppose	That the urban intensification variation is deleted in its entirety.
OS146.5	Urban Intensification Variation	Oppose	That the proposed rezoning of 91 Youghal Street is removed from amendments to the Proposed District Plan Maps.
OS146.6	Urban Intensification Variation	Oppose	That there are other parts of Wānaka that are better suited to intensification development, such as Three Parks and Anderson Heights where impacts of increased building height could be better absorbed.

Roy Ewan Bagley

Submitter 147

Original Submission No	Provision	Position	Summary
OS147.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That Arrowtown be permanently protected against changes to height rules for urban intensification.
OS147.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.911	Oppose	That Arrowtown be permanently protected against changes to density rules for urban intensification.
OS147.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That Arrowtown be permanently protected against changes to height rules for urban intensification.
OS147.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That Arrowtown be permanently protected against changes to density rules for urban intensification.
OS147.5	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS147.6	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Susan Marie Bagley

Submitter 148

Original Submission No	Provision	Position	Summary
OS148.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Residential Suburban Zone relating to Arrowtown be rejected.
OS148.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS148.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That Arrowtown be permanently protected against changes to height rules for urban intensification.
OS148.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That Arrowtown be permanently protected against changes to height rules for urban intensification.
OS148.5	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.911	Oppose	That Arrowtown be permanently protected against changes to density rules for urban intensification.
OS148.6	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That Arrowtown be permanently protected against changes to density rules for urban intensification.

Bruce Donald and Jeanette Rose Gillies

Submitter 149

Original Submission No	Provision	Position	Summary
OS149.1	Urban Intensification Variation	Oppose	That the narrow residential strip of land between MacPherson Street and Wānaka Golf Course being re-zoned medium density is strongly opposed.
OS149.2	Urban Intensification Variation	Oppose	That the already established areas of central Wānaka east of the Golf Course Road are left alone.
OS149.3	Urban Intensification Variation	Oppose	That the area of high density building and affordable housing should be located out at three parks and beyond.
OS149.4	Urban Intensification Variation	Oppose	That affordable housing should be part of the Councils objective to ensure new subdivisions and developers cater for this need.

Monika Fry

Submitter 150

Original Submission No	Provision	Position	Summary
OS150.1	Urban Intensification Variation	Oppose	That Arrowtown be excluded entirely from the proposed Urban Intensification Variation.

Ronald Hutton

Submitter 151

Original Submission No	Provision	Position	Summary
OS151.1	Urban Intensification Variation	Oppose	That Arrowtown be exempt from the proposed Urban Intensification Variation, and the current rules retained.

Erik Christopher Moen

Submitter 152

Original Submission No	Provision	Position	Summary
OS152.1	Urban Intensification Variation	Oppose	That Arrowtown be completely removed from any proposed urban intensification.
OS152.2	Urban Intensification Variation	Oppose	That alternative places for Urban Intensification be reviewed and considered instead of Arrowtown.

Alice Todd

Submitter 153

Original Submission No	Provision	Position	Summary
OS153.1	Chapter 8 - Medium Density Residential	Oppose	That the urban intensification variation is opposed and the proposed zone changes are removed.

OS153.2	Urban Intensification Variation	Oppose	That areas by the likes of Three Parks build new intensified housing.
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Susan Louis Aspinall

Submitter 154

Original Submission No	Provision	Position	Summary
OS154.1	Urban Intensification Variation	Oppose	That a clear explanation as to how national park land, the 'triangle' bounded by MacPherson Street, State Highway 84 and Ballantyne Road, is included in the proposed plan change.
OS154.2	Urban Intensification Variation	Oppose	That all relevance to the 'low density zoning' on the area of Crown land designated as Mount Aspiring National Park bounded by MacPherson Street, State Highway 84 and Ballantyne Road, be removed from the Proposed District Plan in its entirety.
OS154.3	Urban Intensification Variation	Oppose	That other 'low-density zoning' on reserve land around Wānaka such as Lismore Park, Pembroke Park, Dinosaur Park, Domini Park, also mentioned in the Proposed District Plan be removed.
OS154.4	Urban Intensification Variation	Oppose	That a separate campervan carpark somewhere away from the lake is developed so everyone can have uninterrupted views.
OS154.5	Urban Intensification Variation	Oppose	That the National Policy Statement on Urban Development Policy 5 - Proposed Changes to Zoning be rejected in total for Wānaka.
OS154.6	Urban Intensification Variation	Oppose	That more thought is given into what we have at present and where more affordable housing could be encouraged away from the lake such as around three parks which is still under development.
OS154.7	Urban Intensification Variation	Oppose	That the special character that Wānaka has is kept.
OS154.8	Urban Intensification Variation	Oppose	That it is appreciated that development must happen, but please keep the growth and development away from the lake.
OS154.9	Urban Intensification Variation	Oppose	That there are already some very tall buildings, such as 3 storeys, going up and possibly this is where some more could be developed.

Brian Gilbert Anderson

Submitter 155

Original Submission No	Provision	Position	Summary
OS155.1	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed variation to site and lot sizes of 300 square metres in the Lower Density Suburban Residential Zone will further compromise the character and amenity values of many existing Lower Density Suburban Residential Zone areas and is strongly opposed.
OS155.2	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.3.2	Oppose	That the deletion of the policy which seeks to limit building heights on sites smaller than 900m2 is opposed. Building heights should be restricted on small lots.
OS155.3	Chapter 7 - Lower Density Suburban Residential > 7.3 Other Provisions and Rules > 7.3.2.4	Oppose	That amendments relating to interpretation and application of rules and standards, specifically to enable average densities is opposed.
OS155.4	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.4	Oppose	That including a new permitted activity for one residential unit on an existing site that is less than 450m2 is opposed.
OS155.5	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.2	Oppose	That the change to permitted building height limits to have the same 8 metre limit for sloping and flat sites across the zone is opposed.
OS155.6	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That a 8 metre high house will impact on sunlight, privacy and outlook in existing areas and is opposed.
OS155.7	Chapter 7 - Lower Density Suburban Residential	Oppose	That the majority of the proposed changes to the Lower Density Suburban Residential Zone in Wānaka are unnecessary and should be rejected as notified.

Paul Rea

Submitter 156

Original Submission No	Provision	Position	Summary
OS156.1	Urban Intensification Variation	Oppose	That the proposed variation is opposed and it is deleted in its entirety.
OS156.2	Urban Intensification Variation	Oppose	That the proposed rezoning of Queenstown Hill is opposed.
OS156.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed increases to building height limits in the Medium Density Residential Zone are opposed.
OS156.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed increases to building height limits in the Lower Density Suburban Residential Zone are opposed.
OS156.5	Urban Intensification Variation	Oppose	That the proposed rezoning of all of Arrowtown is removed from amendments to the Proposed District Plan Maps

Beatrice Diller

Submitter 157

Original Submission No	Provision	Position	Summary
OS157.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all proposed changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS157.2	Chapter 8 - Medium Density Residential	Oppose	That all proposed changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS157.3	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation not be applied to Arrowtown.

Eleanor Brown

Submitter 158

Original Submission No	Provision	Position	Summary
OS158.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed changes to height regulations for Arrowtown be rejected.
OS158.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed changes to height regulations for Arrowtown be rejected.

Russell Walker On Behalf Of Rachel Lohrey and Russell Walker

Submitter 159

Original Submission No	Provision	Position	Summary
OS159.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation in Arrowtown be urgently reconsidered.

William James Couper

Submitter 160

Original Submission No	Provision	Position	Summary
OS160.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS160.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS160.3	Urban Intensification Variation	Oppose	That the Urban Intensification Variation in Arrowtown be rejected.

Niki Pickard

Submitter 161

Original Submission No	Provision	Position	Summary
OS161.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation be amended to exclude Arrowtown.
OS161.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the enabling of increased heights be rejected in Arrowtown.
OS161.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the enabling of increased heights be rejected in Arrowtown.
OS161.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.911	Oppose	That the enabling of increased densities be rejected in Arrowtown.
OS161.5	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That the enabling of increased densities be rejected in Arrowtown.
OS161.6	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the enabling of smaller lot sizes be rejected in Arrowtown.

Andrew Pickard

Submitter 162

Original Submission No	Provision	Position	Summary
OS162.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed changes to height rules for buildings in Arrowtown be rejected.
OS162.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed changes to height rules for buildings in Arrowtown be rejected.
OS162.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That the proposed changes to boundary setback rules in Arrowtown be rejected.
OS162.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.98	Oppose	That the proposed changes to boundary setback rules for Arrowtown be rejected.

OS162.5	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation as it relates to Arrowtown be rejected.
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Helen Elaine Johnston

Submitter 163

Original Submission No	Provision	Position	Summary
OS163.1	Chapter 13 - Wānaka Town Centre	Oppose	That the proposed amendments to height restrictions in Wānaka Town Centre are rejected and the existing height restrictions retained.

Tony Graham Carter

Submitter 164

Original Submission No	Provision	Position	Summary
OS164.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That Arrowtown be excluded from any proposed urban intensification provisions that allow buildings up to 12m.
OS164.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed changes to height restrictions for Arrowtown be rejected.

Lee Rachel Thompson

Submitter 165

Original Submission No	Provision	Position	Summary
OS165.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That Arrowtown be excluded from any proposed urban intensification provisions that allow buildings up to 12m.
OS165.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed changes to height restrictions for Arrowtown be rejected.

Simon Taylor On Behalf Of Safari Group Property Development

Submitter 166

Original Submission No	Provision	Position	Summary
OS166.1	Urban Intensification Variation	Support	That the Urban Intensification Variation is retained as notified.

Joan Heather Sutton

Submitter 167

Original Submission No	Provision	Position	Summary
OS167.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That current height controls are retained in Arrowtown residential zones.
OS167.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That current height controls are retained in Arrowtown residential zones.
OS167.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.911	Oppose	That site density rules be reviewed.
OS167.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That site density rules be reviewed.
OS167.5	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS167.6	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Peter Bernard Dolan

Submitter 168

Original Submission No	Provision	Position	Summary
OS168.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected, and the existing provisions (status quo) retained.
OS168.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected, and the existing provisions (status quo) retained.

Michael John Martin

Submitter 169

Original Submission No	Provision	Position	Summary
OS169.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation be rejected in the Arrowtown housing region.
OS169.2	Urban Intensification Variation	Oppose	That the consultation be done correctly by QLDC.

Susan Kaye MacKay

Submitter 170

Original Submission No	Provision	Position	Summary
OS170.1	Urban Intensification Variation	Oppose	That the urban intensification variation is opposed and should be withdrawn.
OS170.2	Urban Intensification Variation	Oppose	That there is a complete rethink of the infill and height provisions.

OS170.3	Urban Intensification Variation	Oppose	That the elderly and mobility restricted persons should not be excluded, and Buckingham Street should only be closed for specific events.
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Roslyn Joye Dolan

Submitter 171

Original Submission No	Provision	Position	Summary
OS171.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected, and things remain the same.
OS171.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected, and things remain the same.

Judith Mary Mahon

Submitter 172

Original Submission No	Provision	Position	Summary
OS172.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS172.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS172.3	Urban Intensification Variation	Oppose	That there be no increase to height in the Arrowtown Historic Residential Town Centre.
OS172.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That there be no increase to height in the Arrowtown Lower Density area.
OS172.5	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That there be no increase to height in the Arrowtown Medium Density area.

Geoffrey John Wormald

Submitter 173

Original Submission No	Provision	Position	Summary
OS173.1	Urban Intensification Variation	Oppose	That Arrowtown is removed from the proposed plan change provisions with the existing Medium Density Residential Zone to rely on the Medium Density Residential Zone rule for development.
OS173.2	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed subdivision dimensions for Arrowtown be rejected.
OS173.3	Urban Intensification Variation	Oppose	That the proposed height increase for Arrowtown be rejected.
OS173.4	Urban Intensification Variation	Oppose	That the proposed recession planes for Arrowtown be rejected.

Gillian Dagg

Submitter 174

Original Submission No	Provision	Position	Summary
OS174.1	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the proposed Urban Intensification Variation.
OS174.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That proposed changes to height restrictions for Arrowtown be rejected.
OS174.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That proposed changes to height restrictions for Arrowtown be rejected.

John Dagg

Submitter 175

Original Submission No	Provision	Position	Summary
OS175.1	Urban Intensification Variation	Oppose	That Arrowtown is excluded from the proposed Plan Change.
OS175.2	Urban Intensification Variation	Oppose	That Urban Intensification is thoughtfully planned in new areas such as five mile, close to amenities and transport hubs.

Janelle Susan Aston

Submitter 176

Original Submission No	Provision	Position	Summary
OS176.1	Urban Intensification Variation	Oppose	That the existing town rules (status quo) and the current character of Arrowtown Village and surrounds be retained.
OS176.2	Urban Intensification Variation	Oppose	That the proposed urban intensification be adopted in greenfield developments.
OS176.3	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS176.4	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Brett Duncan Granger

Submitter 177

Original Submission No	Provision	Position	Summary
OS177.1	Urban Intensification Variation	Oppose	That any urban intensification for Arrowtown be rejected, existing rules (status quo) be retained, and urban intensification be confined to greenfield developments.

Margaret George

Submitter 178

Original Submission No	Provision	Position	Summary
OS178.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation be rejected as it relates to Arrowtown, and existing rules (status quo) retained.

Kirstin Scully

Submitter 179

Original Submission No	Provision	Position	Summary
OS179.1	Urban Intensification Variation	Oppose	That Arrowtown be removed from the plan change provisions.
OS179.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the increased height in Arrowtown's Lower Density Suburban Residential Zone be rejected.
OS179.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.9 11	Oppose	That the change to maximum density in Arrowtown's Lower Density Suburban Residential Zone be rejected.
OS179.4	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the changes to minimum lot area in Arrowtown be rejected.
OS179.5	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the increased height in Arrowtown's Medium Density Residential Zone be rejected.
OS179.6	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That the change to maximum site density in Arrowtown's Medium Density Residential Zone be rejected.
OS179.7	Urban Intensification Variation	Oppose	That the change to outdoor space standards in Arrowtown be rejected.
OS179.8	Chapter 8 - Medium Density Residential	Oppose	That Arrowtown be removed from changes to provisions in the Medium Density Residential Zone, and existing rules be retained for town development.

Daniel Jaffe

Submitter 180

Original Submission No	Provision	Position	Summary
OS180.1	Chapter 8 - Medium Density Residential	Oppose	That building heights allowed in the medium density zone of Arrowtown do not increase.
OS180.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the existing heights in Medium Density Areas up to two storeys, a maximum of 8 metres, be retained.
OS180.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the increase to 11 metres + 1 in medium density in Arrowtown is opposed.
OS180.4	Urban Intensification Variation	Oppose	That Arrowtown is kept as a village and celebrates the history of the area and there are more suitable areas for intensification.
OS180.5	Urban Intensification Variation	Oppose	That all of Arrowtown is made either a low density or historic area to ensure the future of the town retains its original character.

Noel Simpson

Submitter 181

Original Submission No	Provision	Position	Summary
OS181.1	Chapter 8 - Medium Density Residential	Oppose	That any proposed changes to Arrowtown zoning to increase urban intensity be rejected.
OS181.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That any proposed changes to Arrowtown zoning to increase urban intensity be rejected.

Rosemary Linterman

Submitter 182

Original Submission No	Provision	Position	Summary
OS182.1	Urban Intensification Variation	Oppose	That Intensification be limited to areas where it is not visible from the lake or lake shore; and specifically for Wānaka, that intensification take place in locations such as Three Parks and Anderson Road.
OS182.2	Urban Intensification Variation	Oppose	That maintenance of un-intensified areas carry requirements for extensive planting.
OS182.3	Urban Intensification Variation	Oppose	That there is insufficient detail and control of this wide proposal.
OS182.4	Urban Intensification Variation	Oppose	That an overall plan for Wānaka's future be achieved.

Hannah Walker

Submitter 183

Original Submission No	Provision	Position	Summary
OS183.1	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.1.2	Oppose	That the proposed amendments to provision 13.2.1.2 be rejected.
OS183.2	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.2.3	Oppose	That the proposed amendments to provision 13.2.2.3 be rejected.
OS183.4	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.1	Oppose	That the proposed amendments to provision 13.5.1 be rejected.
OS183.5	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed amendments to Chapter 7 Lower Density Suburban Residential be rejected.
OS183.6	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Oppose	That decreasing land size to 300sqm be rejected.
OS183.7	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Oppose	That no land sizes smaller than 450sqm be allowed.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS183.8	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the current height restrictions be retained.
OS183.9	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That the proposed amendments to provision 8.5.5 be rejected.
OS183.10	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Oppose	That the proposed amendments to provision 9.1 be rejected.
OS183.11	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That the proposed amendments to provision 9.5.1 be rejected.
OS183.12	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.2	Oppose	That the proposed amendments to provision 9.5.2 be rejected.
OS183.13	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Oppose	That the proposed amendments to provision 9.5.3 be rejected.
OS183.14	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.4.4	Oppose	That the proposed amendments to provision 9.4.4 be rejected.
OS183.15	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.36	Oppose	That the current building height restrictions be retained.
OS183.16	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96	Oppose	That the proposed amendments to provision 9.5.96 (Minimum Boundary Setbacks) be rejected.
OS183.17	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > 13.2.2	Oppose	That the proposed amendments to provision 13.2.2 be rejected.
OS183.18	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.2.3	Oppose	That the proposed amendments to provision 13.2.2.3 be rejected.
OS183.19	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Oppose	That the proposed amendments to provision 27.2.1.4 be rejected.
OS183.20	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed amendments to provision 27.6.1 be rejected.
OS183.21	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed amendments to provision 27.7.30 are rejected.
OS183.22	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Oppose	That the proposed amendments to provision 27.7.32 be rejected.
OS183.23	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.33 > 27.7.33.1	Oppose	That the proposed amendments to provision 27.7.33.1 be rejected.

Gemma Clarkson

Submitter 184

Original Submission No	Provision	Position	Summary
OS184.1	Chapter 2 - Definitions	Oppose	That the Fernhill fish and chip shop is not allowed to increase in height.
OS184.2	Chapter 4 - Urban Development	Oppose	That the Fernhill fish and chip shop are not allowed to increase in height as this will impose on the view and will stand out instead of being the same height as everything else.

Malcolm Rees

Submitter 185

Original Submission No	Provision	Position	Summary
OS185.1	Chapter 8 - Medium Density Residential	Oppose	That a study is undertaken to ascertain if new height proposals will impact the current views of any properties immediately adjacent but outside the proposed height variation zone. There should be a full disclosure if any existing views will be impeded.

Jean Elva OCallaghan

Submitter 186

Original Submission No	Provision	Position	Summary
OS186.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation in Arrowtown is opposed.
OS186.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed 12m height restriction is rejected, and the current restrictions are retained.
OS186.3	Urban Intensification Variation	Oppose	That more thought is given to the need for growth and the value of Arrowtown's small, historic nature.

Wendy Johnston On Behalf Of Wendy Johnston and Philip Green

Submitter 187

Original Submission No	Provision	Position	Summary
OS187.1	Urban Intensification Variation	Oppose	That Arrowtown be removed from the Urban Intensification Variation.

Susan Elizabeth Wales

Submitter 188

Original Submission No	Provision	Position	Summary
OS188.1	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That there is no amendment to minimum lot areas from 450m ² to 300m ² in the Lower Density Suburban Residential Zone in Arrowtown.
OS188.2	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That there is no amendment to the minimum lot size in the in the Lower Density Suburban Residential Zone in Arrowtown.
OS188.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the 11 metres + 1 metre is too high in the town area and should only be considered where it cannot shade or block existing views.
OS188.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the height plane for the Medium Density Residential Zone goes no higher than 8 metres.

Maarten Maarten

Submitter 189

Original Submission No	Provision	Position	Summary
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Urban Intensification – Summary of Decisions Requested 16 May 2024

OS189.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed height increase in the Medium Density Residential Zone be rejected as it applies to Arrowtown.
OS189.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That the proposed changes to recession plane rules in the Medium Density Residential Zone as they apply to Arrowtown be rejected/removed.
OS189.3	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed change to minimum subdivision dimensions (from 12m x 12m to 10m x 12m) be rejected as it applies to Arrowtown.
OS189.4	Chapter 8 - Medium Density Residential	Oppose	That Arrowtown be removed from changes to provisions in the Medium Density Residential Zone, and existing rules be retained for town development.

Gavin Jack

Submitter 190

Original Submission No	Provision	Position	Summary
OS190.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the existing building height limits in Lower Density Residential Zones be retained as they currently stand.
OS190.2	Urban Intensification Variation	Oppose	That any increase in building height limits apply only from a future commencement date to any new build residential houses.
OS190.3	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS190.4	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Gerard Thompson On Behalf Of Queenstown Central Limited

Submitter 191

Original Submission No	Provision	Position	Summary
OS191.1	Urban Intensification Variation	Oppose	That Council incorporate the Frankton Flats (B) Zone into the intensification planning process, or similarly undertake a review of the Frankton Flats (B) Zone provisions in parallel.
OS191.2	Urban Intensification Variation	Oppose	That all consequential or alternative relief gives effect to the specific amendments noted in the submission is also sought.
OS191.3	Urban Intensification Variation	Oppose	That increasing the provisions for housing at Frankton Flats, and in particular on Frankton Flats(B) zoned land, would assist QLDC with the objectives and policies of the NSP-UD.

Stephen Dixon On Behalf Of Stephen Richard Dixon and Patricia Ann Cragg

Submitter 192

Original Submission No	Provision	Position	Summary
OS192.1	Urban Intensification Variation	Oppose	That the provisions put forward in the Proposed District Plan Urban Intensification Variation in its current form is opposed. It is not appropriate for the current skyline and nature of Wānaka town.
OS192.2	Chapter 8 - Medium Density Residential	Oppose	That the urban intensification variation is opposed because of the height changes and their impact.
OS192.3	Urban Intensification Variation	Oppose	That if the Urban Intensification Variation in the proposed format is approved, the submitter seeks the personal/public notification of a planning proposal from a neighbouring proposed that includes a variation from the current height of 7 metres to the new height of 11 metres + 1 and the right of appeal.

Beverly Ann Bradford

Submitter 193

Original Submission No	Provision	Position	Summary
OS193.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the existing height limits for residential buildings in Arrowtown be retained.
OS193.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the existing height limits for residential buildings in Arrowtown be retained.

Ainsley McLeod On Behalf Of Transpower New Zealand Limited

Submitter 194

Original Submission No	Provision	Position	Summary
OS194.1	Urban Intensification Variation	Oppose	That the provisions of the Proposed Variation are retained or amended as set out in the submission to give effect to the National Policy Statement on Electricity Transmission and Otago Regional Policy Statement, including such further alternative or consequential relief as may be necessary to fully achieve the relief sought.
OS194.2	Chapter 8 - Medium Density Residential	Support	That the location and extent of the proposed Medium Density Zone is retained as notified so that the zone does not contain, and is not traversed by the National Grid.
OS194.3	Chapter 9 - High Density Residential	Support	That the location and extent of the proposed High Density Residential Zone is retained as notified so that the zone does not contain, and is not traversed by the National Grid.
OS194.4	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.6.2	Oppose	That Policy 7.2.6.2 is amended as follows: “Ensure development is designed <u>to manage adverse effects on, and be</u> consistent with the capacity of, existing <u>and/or planned</u> infrastructure networks (<u>including any upgrades</u>), and, where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water.”

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS194.5	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.2	Oppose	That Policy 8.2.5.2 is amended as follows: “Ensure development is designed to <u>manage adverse effects on, and be consistent with the capacity of, existing and/or planned</u> infrastructure networks <u>or upgrades</u> , and where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water.”
OS194.6	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies	Oppose	That Policy 9.2.6.4 is amended as follows: “Require the site layout and design of development <u>manages adverse effects on existing and/or planned</u> infrastructure networks <u>or upgrades</u> and provides low impact approaches to stormwater management through providing permeable surface areas on site and the use of a variety of stormwater management measures.”
OS194.7	Chapter 16 - Business Mixed Use > 16.2 Objectives and Policies > 16.2.2	Support	That the proposed variation to the Objective in Chapter 16 to include reference to building and urban design that 'minimises impacts on infrastructure and roading networks' be retained as notified.
OS194.8	Chapter 16 - Business Mixed Use > 16.2 Objectives and Policies > Policies > 16.2.2.2	Oppose	That Policy 16.2.2.2 is amended as follows: “Require the site layout and design of development <u>manages adverse effects on existing and/or planned</u> infrastructure networks <u>or upgrades</u> and provides low impact approaches to stormwater management through providing permeable surface areas on site and the use of a variety of stormwater management measures.”
OS194.9	Urban Intensification Variation	Support	That the proposed variation is generally supported on the basis that the proposed changes to the Planning Maps do not intersect with areas that are traversed by National Grid and subject to other relief sought in submission.

John Michael Hishon

Submitter 195

Original Submission No	Provision	Position	Summary
OS195.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS195.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS195.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the existing heights for houses in Arrowtown are already more than necessary, and that the proposed 12m height limit be turned down with an acceptable height of 6-7m maximum.
OS195.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the existing heights for houses in Arrowtown are already more than necessary, and that 6-7m is an acceptable maximum height.

Duane Te Paa

Submitter 196

Original Submission No	Provision	Position	Summary
OS196.1	Urban Intensification Variation	Oppose	That amendments to the variation are made to address matters raised by other submitters in its widest possible scope.
OS196.2	Urban Intensification Variation	Oppose	That amendments are made to the variation to address specific concerns around urban intensification within Arrowtown, such as a specific 'overlay area' that allows separate matters to be addressed in the District Plan.
OS196.3	Urban Intensification Variation	Oppose	That stronger legal mechanisms are embedded within the District Plan to ensure property owners wishing to utilise any outcomes from this variation are legally bound to provide housing through offering a private covenant that is enforceable by Council (eg landowners cannot use property for any form of visitor accommodation).
OS196.4	Urban Intensification Variation	Oppose	That amendments are made to the Variation to address specific matters relating to Urban Intensification (in its entirety) with specific matters relating to anything in Arrowtown such as, but not limited to amendments around the Purpose, Objectives & Policies, Rules, Activities, Activity Status, Site Standards and any consequential edits as a result of these amendments.

Jillian Ailine Martin

Submitter 197

Original Submission No	Provision	Position	Summary
OS197.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed variation to building height limits in Arrowtown be rejected.
OS197.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed variation to building height limits in Arrowtown be rejected.
OS197.3	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.7	Oppose	That the proposed variation to building height limits in Arrowtown be rejected.

Joshua Leckie On Behalf Of John O'Shea, Helen Russell, John Russell and Mary-Louise Stiasny.

Submitter 198

Original Submission No	Provision	Position	Summary
OS198.1	Chapter 8 - Medium Density Residential	Oppose	That a new, site specific Rule for buildings on Lot 2 DP 18304, Lot 1 DP 18304 and Lot 3 DP 25998 is included into Chapter 8 with associated matters of discretion relating to: impacts on the groundwater table; land stability; foundation design; earthworks and retaining design; and natural hazard mitigation.
OS198.2	Chapter 8 - Medium Density Residential > 8.4 Rules - Activities > 8.4.10	Oppose	That the matters of discretion in the determination of resource consent applications for residential units are amended to include: impacts on the groundwater table, land stability, foundation design, earthworks and retaining design, and dewatering.
OS198.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That Rule 8.5.1 specifies a maximum building height of 7 metres on Lot 2 DP 18304, Lot 1 DP 18304 and Lot 3 DP 25998.
OS198.4	Chapter 8 - Medium Density Residential >	Oppose	That a matter of discretion is added in the determination of breaches of building coverage in rule 8.5.4 that reads: At Lot 2 DP 18304, Lot 1 DP

Urban Intensification – Summary of Decisions Requested 16 May 2024

	8.5 Rules - Standards > 8.5.4		18304 and Lot 3 DP 25998 in Wānaka, impacts on the groundwater table including land stability and natural hazard risk.
OS198.5	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That the existing version of the Rule is retained, with the addition of a new matter of discretion that reads: At Lot 2 DP 18304, Lot 1 DP 18304 and Lot 3 DP 25998 in Wānaka, impacts on the groundwater table including land stability and natural hazard risk.
OS198.6	Chapter 8 - Medium Density Residential	Oppose	That Rule 8.6.1.1 regarding the non-notification of applications and residential units is removed.
OS198.7	Chapter 27 - Subdivision and Development	Oppose	That Rule 27.5.7 is amended to include a site specific matter of discretion for urban subdivision activities which reads: At Lot 2 DP 18304, Lot 1 DP 18304 and Lot 3 DP 25998 in Wānaka, impacts on the groundwater table, land stability and natural hazard risk.
OS198.8	Urban Intensification Variation	Oppose	That any necessary consequential, associated, additional or other relief give effect to their submission.
OS198.9	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.4	Oppose	That the proposed variations to the Rule does not manage or mitigate for the relevant matter of concern and does not go far enough to recognise the risk to the Aquifer (rather than just stormwater) and therefore avoid significant adverse effects from the development on the groundwater table within the MDR Zone.
OS198.10	Chapter 8 - Medium Density Residential	Oppose	That the proposed variations to the Zones provisions should be amended in relation to the Warren Street properties (Lot 2 DP 18304, Lot 1 DP 18304 and Lot 3 DP 25998).
OS198.11	Urban Intensification Variation	Support	That the submitter supports the purpose of the Variation and recognises the benefits of intensification in Wānaka.
OS198.12	Urban Intensification Variation	Oppose	That the proposed variation does not give effect to the National Policy Statement on Urban Development, is not appropriate in terms of Sections 32, 74 and 75 of the Resource Management Act and does not achieve Part 2 of the Act.

Michele Leanne McNae

Submitter 199

Original Submission No	Provision	Position	Summary
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Urban Intensification – Summary of Decisions Requested 16 May 2024

OS199.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS199.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS199.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed 12m housing height limit be rejected.
OS199.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed 8m housing height limit be rejected.

Evan Keating On Behalf Of Waka Kotahi, NZ Transport Agency

Submitter 200

Original Submission No	Provision	Position	Summary
OS200.1	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.5	Support	That the proposed amendment to the objective to minimise impacts on roading networks be retained as notified.
OS200.2	Chapter 16 - Business Mixed Use > 16.2 Objectives and Policies > 16.2.2	Support	That the proposed amendments to the objective to minimise impacts on roading networks be retained as notified.
OS200.3	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.6.2	Support	That the policy be retained as notified as it ensures development is designed to be consistent with the capacity of infrastructure.
OS200.4	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.2	Support	That the amendment to consider future upgrades be retained as notified.
OS200.5	Chapter 16 - Business Mixed Use > 16.2 Objectives and Policies > Policies > 16.2.2.1	Support	That this new policy to encourage mode shift through the provision of facilities and active travel connections to facilitate mode shift be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS200.6	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.8 9	Support	That this Rule be retained as notified as they ensure development is designed to be consistent with the capacity of infrastructure.
OS200.7	Chapter 8 - Medium Density Residential > 8.4 Rules - Activities > 8.4.10	Support	That this Rule be retained as notified as they ensure development is designed to be consistent with the capacity of infrastructure.
OS200.8	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That this Rule be retained as notified as they ensure development is designed to be consistent with the capacity of infrastructure.
OS200.9	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.2	Oppose	That Policy 8.2.5.2 is amended as follows: Encourage Require a reduction in car parking provision where a site is located within 800m of a bus stop or the edge of the Town Centre Zone to help facilitate mode shift;
OS200.10	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.6.3	Oppose	That Policy 9.2.6.3 is amended as follows: "Ensure access and parking is located and designed to optimise the connectivity, efficiency and safety of the district's transport networks, including encouraging requiring the consideration of a reduction in required car parking provision to where it can help be facilitate modal shift. demonstrate that this is appropriate ".
OS200.11	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.3	Support	That the proposed changes to the Policy to include reference to 'planned' infrastructure and infrastructure networks 'or upgrades' be retained as notified.
OS200.12	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.6.5	Oppose	That Policy 9.2.6.5 is amended as follows: A reduction in parking provision requirements may be is encouraged required considered in Queenstown and Wānaka where a site is located within 800m of a bus stop or the edge of a Town Centre Zone to help facilitate mode shift. ".
OS200.13	Urban Intensification Variation	Support	That in respect to the variation the submitter is generally supportive of the proposed changes.
OS200.14	Urban Intensification Variation	Oppose	That more sites are identified in Queenstown and Frankton for intensification and for greater levels of intensification in the areas identified for upzoning than were notified in the proposed variation.
OS200.15	Urban Intensification Variation	Oppose	That Fernhill and Sunshine Bay be identified for greater levels of intensification.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS200.16	Chapter 9 - High Density Residential	Oppose	That all areas within walking distance of the Queenstown Town Centre should be up-zoned to High Density Residential unless constrained by other factors.
OS200.17	Chapter 9 - High Density Residential	Oppose	That some areas within walking distance of the Wānaka Town Centre should be considered for High Density Residential zoning.
OS200.18	Urban Intensification Variation	Oppose	That due to Frankton being identified as the second most accessible area within the District it should be considered for greater density of development.
OS200.19	Urban Intensification Variation	Oppose	That there is greater scope for greater building heights in the Queenstown and Wānaka Town centres whilst recognising heritage and other constraints.
OS200.20	Urban Intensification Variation	Oppose	That consideration of Lakeview and other smaller urban special zones for intensified development would be supported.
OS200.21	Urban Intensification Variation	Oppose	That Council reconsider the benefits of development in the Frankton area with the aim of providing increased development potential.

Stuart Ross Clark

Submitter 201

Original Submission No	Provision	Position	Summary
OS201.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS201.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS201.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed 12m height limit for buildings in Arrowtown be declined.

Ian Guy On Behalf Of Otago Foundation Trust Board

Submitter 202

Original Submission No	Provision	Position	Summary
OS202.1	Chapter 9 - High Density Residential	Support	That the proposed changes to the High Density Residential Zone, and the 16.5m height limit for sites close to the Queenstown town centre in particular, are retained as notified.

Maria Carla Spring

Submitter 203

Original Submission No	Provision	Position	Summary
OS203.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed height increase in the Medium Density Residential Zone be rejected as it applies to Arrowtown.
OS203.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That the proposed changes to recession plane rules in the Medium Density Residential Zone as they apply to Arrowtown be removed/rejected.
OS203.3	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed change to minimum subdivision dimensions (from 12mx12m to 10mx12m) be rejected as it applies to Arrowtown.
OS203.4	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS203.5	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Rohan Warwick Hill

Submitter 204

Original Submission No	Provision	Position	Summary
OS204.1	Urban Intensification Variation	Oppose	That the existing height and density allowances in Arrowtown be retained and the proposed 11m+1m roof line rejected.
OS204.2	Urban Intensification Variation	Oppose	That the existing height and density allowances in Frankton between Riverside Road and the Kawarau River outlet be retained and the proposed MDRZ 11m+1m roof line be rejected.

Diane Kay Hill

Submitter 205

Original Submission No	Provision	Position	Summary
OS205.1	Urban Intensification Variation	Oppose	That Arrowtown be removed from the proposed intensification of the greater Queenstown region.
OS205.2	Urban Intensification Variation	Oppose	That Arrowtown's current boundaries remain and intensification within these boundaries is denied.
OS205.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed height limit of 12m for building development in Arrowtown be rejected.
OS205.4	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed reduction of lot sizes for building development in Arrowtown be rejected.
OS205.5	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.9 11	Oppose	That the proposed changes to density standards for building development in Arrowtown be rejected.
OS205.6	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That the proposed changes to density standards for building development in Arrowtown be rejected.

Gordon Stewart Girvan

Submitter 206

Original Submission No	Provision	Position	Summary
OS206.1	Urban Intensification Variation	Oppose	That the proposed 12 metre height allowance is totally opposed.
OS206.2	Urban Intensification Variation	Oppose	That the street carparking and shading is totally opposed and not what is needed in Wānaka.
OS206.3	Urban Intensification Variation	Oppose	That the intensification does not proceed.

Benjamin Connolly

Submitter 207

Original Submission No	Provision	Position	Summary
OS207.1	Chapter 2 - Definitions	Oppose	That the proposed increase to allowable construction heights in Wānaka be rejected.

Simon Peirce On Behalf Of Aurora Energy Limited

Submitter 208

Original Submission No	Provision	Position	Summary
OS208.1	Urban Intensification Variation	Support	That the intent and purpose of the variation to meet the obligations under the National Policy Statement on Urban Development and in respect of Policy 5 is supported.
OS208.2	Urban Intensification Variation	Oppose	That the submitter seeks a decision from the Council that the variation be accepted or declined in accordance with the submission.
OS208.3	Urban Intensification Variation	Oppose	That in the event that the amendments set out in the submission are not implemented partially or fully, that the submitter seeks the Variation to be withdrawn entirely.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS208.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Support	That the proposed variation to the recession plane Rule be retained as notified.
OS208.5	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.20	Support	That the proposed variation for building restriction area be retained as notified.
OS208.6	Chapter 7 - Lower Density Suburban Residential > Rules - Non-Notification of Applications > 7.6.1.1	Support	That the proposed variation regarding notification of activities be retained as notified.
OS208.7	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.17	Support	That the proposed new Rule which includes building restriction area be retained as notified.
OS208.8	Chapter 8 - Medium Density Residential > 8.4 Rules - Activities > 8.4.10	Support	That the matter of discretion for the capacity of existing or planned infrastructure/servicing be retained as notified.
OS208.9	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the matter of discretion for the capacity of existing or planned infrastructure/servicing be retained as notified.
OS208.10	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.2	Support	That the proposed variation be retained as notified.
OS208.11	Chapter 16 - Business Mixed Use > 16.6 Rules - Non-Notification of Applications > 16.6.2	Support	That the inclusion of reference to the impacts on infrastructure arising from buildings and urban design be retained as notified.
OS208.12	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.33 > 27.7.33.1	Support	That the variation to the provision be retained as notified.

Christine Thomas On Behalf Of Christine and Alistair Thomas

Submitter 209

Original Submission No	Provision	Position	Summary
OS209.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS209.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS209.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed height limit of 12m for housing in Arrowtown be rejected.

Dave Hanan

Submitter 210

Original Submission No	Provision	Position	Summary
OS210.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the Medium Density rules be dumped and a community-led consultation process be commenced with the Arrowtown Village Association to ensure appropriate rules are considered.
OS210.2	Urban Intensification Variation	Oppose	That Shaping Our Futures Arrowtown be read by the QLDC planners.
OS210.3	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.

Bettina Bradbury On Behalf Of Susan Jessie, Bettina Bradbury, Ione Prior Yockney

Submitter 211

Original Submission No	Provision	Position	Summary
OS211.1	Urban Intensification Variation	Oppose	That the creation of new high-density zones up the sides of Queenstown Hill are opposed.
OS211.2	Urban Intensification Variation	Oppose	That the rezoning to high-density in the two large blocks opposite the Queenstown Gardens is opposed.
OS211.3	Urban Intensification Variation	Oppose	That densification within Queenstown Village is avoided.

OS211.4	Urban Intensification Variation	Oppose	That affordable housing is promoted through creatively rethinking how the Council could subsidize housing for workers.
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John and Elisabeth Elliott

Submitter 212

Original Submission No	Provision	Position	Summary
OS212.1	Urban Intensification Variation	Oppose	That large/tall buildings do not go up in residential areas.
OS212.2	Urban Intensification Variation	Oppose	That a large/tall building going up alongside the property at 41 Warren Street would be bad and totally inappropriate. It is largely residential and should remain that way.

Carl Hamlin

Submitter 213

Original Submission No	Provision	Position	Summary
OS213.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed amendments to height restrictions in the Wānaka Medium Density Residential Zone are rejected.

Alison Fay Duder

Submitter 214

Original Submission No	Provision	Position	Summary
OS214.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS214.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

OS214.3	Urban Intensification Variation	Oppose	That Arrowtown is kept as it is.
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Kevin Albert Peterson

Submitter 215

Original Submission No	Provision	Position	Summary
OS215.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected, and the current requirements of the District Plan be maintained.
OS215.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected, and the current requirements of the District Plan be maintained.
OS215.3	Urban Intensification Variation	Oppose	That no changes be made to the Arrowtown residential boundaries.

Chris Macfie

Submitter 216

Original Submission No	Provision	Position	Summary
OS216.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation is opposed in its entirety. In particular, the proposed changes to both the Medium Density Residential and High Density Residential Zones are opposed as they would ruin the amenity values of Wānaka.
OS216.2	Urban Intensification Variation	Oppose	That there is still plenty of room for intensification using the current district plan.

Paul Stanfield

Submitter 217

Original Submission No	Provision	Position	Summary
OS217.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed increase in height limit to 11m+1m in the Medium Density Residential Zone be rejected.
OS217.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That the proposed relaxation and simplification of recession plane standards in the Medium Density Residential Zone be rejected.
OS217.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That the proposed removal of the maximum site density standard of 1 unit per 250m ² while maintaining a minimum lot area of 250m ² be rejected.
OS217.4	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed change to minimum lot dimensions from 12mx12m to 10mx12m be rejected.
OS217.5	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That the proposed new outdoor living space standards in the Medium Density Residential Zone be rejected.
OS217.6	Urban Intensification Variation	Oppose	That QLDC retain the discretion to modify/impose standards in keeping with the existing District Plan for Arrowtown and the community wishes.
OS217.7	Urban Intensification Variation	Oppose	That intensification only be applied where it is cost effective.
OS217.8	Chapter 8 - Medium Density Residential	Oppose	That none of the proposed changes to the provisions for Medium Density Residential Zones in Arrowtown be adopted.

Jane Turner

Submitter 218

Original Submission No	Provision	Position	Summary
OS218.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected, and existing provisions (status quo) retained.
OS218.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected, and existing provisions (status quo) retained.
OS218.3	Urban Intensification Variation	Oppose	That the status quo is kept as Arrowtown is a village and needs to remain so.

Gregory James Turner

Submitter 219

Original Submission No	Provision	Position	Summary
OS219.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected, and current settings be retained.
OS219.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected, and current settings retained.

Edwyn Elliott On Behalf Of Elliott Family Trust

Submitter 220

Original Submission No	Provision	Position	Summary
OS220.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation is rescinded in its entirety.

Joseph Paton On Behalf Of (Trustee/Representative Acorn Trust - Owners of 17 Merioneth Street Arrowtown)

Submitter 221

Original Submission No	Provision	Position	Summary
OS221.1	Urban Intensification Variation	Oppose	That the urban intensification variation is deleted in its entirety.
OS221.2	Urban Intensification Variation	Oppose	That the rezoning of the areas in Arrowtown in the variation are removed from the amendments to the Proposed District Plan Maps.
OS221.3	Urban Intensification Variation	Oppose	That the proposed increase in height for Arrowtown is opposed.

Louise Stringer

Submitter 222

Original Submission No	Provision	Position	Summary
OS222.1	Urban Intensification Variation	Oppose	That the Council engages in a comprehensive consultation process with the local community, drawing from successful international examples included in this submission to create a tailored approach that respects the local vernacular, ensures sustainability, and prioritizes the wellbeing of residents.
OS222.2	Urban Intensification Variation	Oppose	That the Urban Intensification Variation is strongly opposed as it currently stands.

Nick Gazzard

Submitter 223

Original Submission No	Provision	Position	Summary
OS223.1	Chapter 2 - Definitions	Oppose	That the proposed rezoning of 2 Belfast Terrace and the area which will increase the building height is opposed.
OS223.2	Urban Intensification Variation	Oppose	That the urban intensification variation is deleted in its entirety.

Libby Blackley

Submitter 224

Original Submission No	Provision	Position	Summary
OS224.1	Chapter 16 - Business Mixed Use > 16.1 Purpose	Oppose	That Frederick street and Gordon Road become a Mixed-use Zone.
OS224.2	Chapter 8 - Medium Density Residential	Oppose	That the rezoning of old Wānaka from Brownston Street to the Golf Course, including Tenby Street, Warren Street, Upton Street to medium density be rejected.

Paula Sharp

Submitter 225

Original Submission No	Provision	Position	Summary
OS225.1	Chapter 27 - Subdivision and Development	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS225.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

OS225.3	Urban Intensification Variation	Oppose	That, if an increased housing supply is required, an alternative solution be found which is in keeping with Arrowtown's design guidelines and ensures the objective is met without risk. Greenfield sites and extending the Arrowtown boundaries could be considered so that Arrowtown maintains its feel and character.
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Alison Ruth Varcoe

Submitter 226

Original Submission No	Provision	Position	Summary
OS226.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS226.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS226.3	Urban Intensification Variation	Oppose	That the Urban Intensification Variation is withdrawn completely.

John M Weir

Submitter 227

Original Submission No	Provision	Position	Summary
OS227.1	Urban Intensification Variation	Oppose	That there is no intensification of the Central Business District area of Wānaka.
OS227.2	Urban Intensification Variation	Oppose	That there is no increase to the current building height in Wānaka.
OS227.3	Urban Intensification Variation	Oppose	That the proposed intensification of central Wānaka is strongly opposed.

John Burman Adams On Behalf Of John and Rosie Adams

Submitter 228

Original Submission No	Provision	Position	Summary
OS228.1	Urban Intensification Variation	Oppose	That the proposed variations will obviously impact negatively on existing Lower Density Suburban Residential neighbourhoods with regard to character, sunlight, privacy, noise and outlook, and significantly contradict policies in the Proposed district Plan.
OS228.2	Urban Intensification Variation	Oppose	That the proposed variations clearly conflict with these policies in the Proposed District Plan, and their implementation would introduce significant internal inconsistencies within the Proposed District Plan.
OS228.3	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed variations will have an adverse effect on the Wānaka Lower Density Suburban Residential Zone, and that the Lower Density Suburban Residential Zone is an important and valued development type that should be maintained and that future generations will not have access to the character of low density areas near the lake.
OS228.4	Urban Intensification Variation	Oppose	That the majority of the proposed changes are unnecessary, are not evidence based and will adversely affect the character and amenity value of the current Wānaka Low Density Suburban Residential Zone.
OS228.5	Urban Intensification Variation	Oppose	That the variations in the Lower Density Suburban Residential Zone will not assist in achieving the stated objectives of more affordable accommodation and preservation of natural landscapes beyond the current Proposed District Plan.
OS228.6	Chapter 7 - Lower Density Suburban Residential	Oppose	That the variations will put further pressure on existing infrastructure in the Wānaka Lower Density Suburban Residential Zone.
OS228.7	Urban Intensification Variation	Oppose	That the responsibility of stewardship should mean that it looks after and preserves the quality of neighbourhoods and the urban landscape.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS228.8	Urban Intensification Variation	Oppose	That Wānaka is not an appropriate location for further intensification.
OS228.9	Chapter 7 - Lower Density Suburban Residential	Oppose	That affordable housing can already be built in the medium and high density zones under existing provisions closer to the industrial and commercial centres of Wānaka. Changing the Lower Density Suburban Residential Zone is not necessary.
OS228.10	Urban Intensification Variation	Oppose	That the status quo option (Option 7) in the Section 32 report should be ranked number 1.
OS228.11	Urban Intensification Variation	Oppose	That the losses to amenity values are blatantly real, and are not perceived. They will happen and will affect people adversely. They should not be dismissed out of hand and should carry significant weight.
OS228.12	Urban Intensification Variation	Oppose	That existing Resource Consent applications are there to protect the environment and amenity value, the existing line should be held.
OS228.13	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Oppose	That the changes to the zone purpose statement to allow sites down to an average land density of 300m ² and to enable a range of housing sizes and typologies is opposed.
OS228.14	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.3.2	Oppose	That the deletion of the Policy which seeks to limit building heights on sites smaller than 900m ² is opposed. Building heights should be restricted on small lots to maintain the character of the Wānaka LDSRZ .
OS228.15	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.6.2	Support	That the amendment of the Policy to allow for the consideration of infrastructure upgrades be retained as notified. Infrastructure will be under pressure into the future even without the proposed variations and upgrades will be necessary.
OS228.16	Chapter 7 - Lower Density Suburban Residential > 7.3 Other Provisions and Rules > 7.3.2.4	Oppose	That the amendment to the Section relating to the interpretation and application of rules and standards to enable average densities is opposed. Average densities will result on smaller lot sizes which are not compatible with the Zone in Wānaka.
OS228.17	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.4	Oppose	That the inclusion of a new permitted activity for one residential unit on an existing site that is less than 450m ² is opposed. Houses in the Zone in Wānaka should not be built on sites below 450 square metres to preserve the character and amenity value of the Zone.
OS228.18	Chapter 7 - Lower Density Suburban	Oppose	That the proposal to amend the 300m ² minimum area to relate to average area rather than net area is opposed. This would result in smaller section

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Residential > 7.5 Rules - Standards > 7.5.911		sizes that would impact on sunlight, privacy, outlook and the character of the Zone.
OS228.19	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.8 9	Oppose	That the amendment to matters of discretion relating to the construction of residential units where the density of development exceeds 450m2 net area but not 300m2 average area is opposed. This would result in smaller section sizes that would impact on sunlight, privacy, outlook and the character of the Wānaka Lower Density Suburban Residential Zone.
OS228.20	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the change to permitted building height limits to have the same 8 metre limit for sloping and flat sites in the Zone is opposed. The 8 metre high houses will impact on sunlight, privacy, and outlook in exiting areas, and will contribute to the loss of character in the Wānaka Lower Density Suburban Residential Zone.
OS228.21	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Support	That the proposed variation to apply recession planes to both flat and sloping sites be retained as notified. Applying current recession planes across flat and sloping sites would help ameliorate the impact on neighbouring properties.
OS228.22	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That the amendment to the exemptions and change of activity status of a breach of standard form non-complying to restricted discretionary, with the inclusion of matter matters of discretion is opposed. Neighbours of a property should be notified as affected parties.
OS228.23	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the increase to minimum net size of the Lower Density Suburban Residential Zone from 450m2 to 300m2 in Wānaka is opposed.
OS228.24	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the change of minimum dimensions for lots in the Lower Density Suburban Residential to 12m x 15m is opposed. The sizes should remain at least 15m x 15m.
OS228.25	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.33 > 27.7.33.1	Oppose	That the allowance for a reduction in the minimum net site area for minimum dimensions for subdivision in the Lower Density Suburban Residential Zone where a concurrent land use and subdivision application is lodged is opposed. Smaller site area and smaller minimum dimensions would result in smaller sections which

			would destroy the existing character and impacting on privacy, outlook and sunlight.
OS228.26	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Oppose	That the proposal to update the Standard to apply to all residential development as apposed to infill development only is opposed. This is unnecessary, and would degrade the urban landscape.
OS228.27	Chapter 7 - Lower Density Suburban Residential	Oppose	That the majority of the variations as they apply to the Lower Density Suburban Residential Zone are strongly opposed.
OS228.28	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed variations will obviously impact negatively on existing Lower Density Suburban Residential neighbourhoods with regard to character, sunlight, privacy, noise and outlook, and significantly contradict policies in the Proposed district Plan.

Alison Frude

Submitter 229

Original Submission No	Provision	Position	Summary
OS229.1	Urban Intensification Variation	Oppose	That the proposed changes to acceptable height for residential buildings in all areas is objected to.

Aaron Cowie

Submitter 230

Original Submission No	Provision	Position	Summary
OS230.1	Urban Intensification Variation	Oppose	That to make it simpler and cheaper for existing houses to be renovated, remove the requirement to get consent to do internal changes.
OS230.2	Urban Intensification Variation	Oppose	That recession plane rules are removed for homes completely. Recession Plane Standards can be kept for garages.
OS230.3	Urban Intensification Variation	Oppose	That only residents can bring a vehicle into Queenstown (and Glenorchy). Tourists and non-

residents must use a park and ride system to get into Queenstown.

Wayne Patterson

Submitter 231

Original Submission No	Provision	Position	Summary
OS231.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed variation is thrown out.

Ling Yang

Submitter 232

Original Submission No	Provision	Position	Summary
OS232.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed amendments are thrown out.

Jo Sedon

Submitter 233

Original Submission No	Provision	Position	Summary
OS233.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the high density of the Low Density Suburban is opposed.
OS233.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the new 8 metre height is opposed as this will drastically change the feel of the area.

Susie Whitley

Submitter 234

Original Submission No	Provision	Position	Summary
OS234.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed urban intensification plan is opposed.
OS234.2	Urban Intensification Variation	Oppose	That an alternative solution to the proposed variation is to increase densities in new greenfield developments.
OS234.3	Urban Intensification Variation	Oppose	That the front sections on Kings Drive (Trevathan Lane towards the primary school) are removed from the variation and back sections which drop away in height and building be utilised.
OS234.4	Urban Intensification Variation	Oppose	That an alternative solution to the proposed variation is to build more hotels for short stay renters.

Kate Clark

Submitter 235

Original Submission No	Provision	Position	Summary
OS235.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed 12m height limit for buildings in the Arrowtown area be rejected.

Susan Archer

Submitter 236

Original Submission No	Provision	Position	Summary
OS236.1	Chapter 9 - High Density Residential	Oppose	That the Council withdraw the Proposed Urban Intensification Variation to the Proposed District Plan.

OS236.2	Urban Intensification Variation	Oppose	That the one-size-fits-all degree of intensification that is simply not appropriate in Arrowtown.
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Michael Barker On Behalf Of Michael Barker Investment Trust

Submitter 237

Original Submission No	Provision	Position	Summary
OS237.1	Chapter 9 - High Density Residential	Oppose	That the existing 7m height restriction in central Wānaka is retained. The proposed 12 metre building height with fully on street parking between Pembroke Park and the Wānaka Golf Course area is objected to.

Paul Carroll

Submitter 238

Original Submission No	Provision	Position	Summary
OS238.1	Chapter 13 - Wānaka Town Centre	Oppose	That existing regulations are retained.

James O'Brien

Submitter 239

Original Submission No	Provision	Position	Summary
OS239.1	Chapter 8 - Medium Density Residential	Oppose	That Council use the exclusion allowed by the Ministry for the Environment to exclude Arrowtown from the Medium Density implications.
OS239.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That Council specifically rule out imposing maximum height levels of 8m in Arrowtown and retain present design rules.

OS239.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That Council specifically rule out imposing maximum height levels of 12m in Arrowtown and retain present design rules.
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Richard Howarth

Submitter 240

Original Submission No	Provision	Position	Summary
OS240.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That there is no change to the maximum building height of 7 metres to 8 metres in Wānaka and Hāwea.

Janet Atkinson

Submitter 241

Original Submission No	Provision	Position	Summary
OS241.1	Urban Intensification Variation	Oppose	That the proposed urban intensification variation is strongly opposed.
OS241.2	Urban Intensification Variation	Oppose	That the urban intensification variation is deferred so people can consider exactly how the proposal will affect them.

Damian Broadley

Submitter 242

Original Submission No	Provision	Position	Summary
OS242.1	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Oppose	That the purpose statement is not changed to allow site down to an average land density of 300m ² .
OS242.2	Chapter 7 - Lower Density Suburban Residential > 7.3 Other	Oppose	That no amendments to the interpretation and application of rules and standards, specifically section 7.3.2.4 to enable average densities are made.

Provisions and Rules > 7.3.2.4			
OS242.3	Urban Intensification Variation	Oppose	That zone boundaries are considered as part of the change in zone provisions. If zone rules are to be changed, then the different areas in the zone should be considered to see if they still fit the criteria for the zone concerned.
OS242.4	Urban Intensification Variation	Oppose	That new special character areas are created or more localised rules are created to protect areas of Wānaka that would be most negatively impacted by intensification.
OS242.5	Urban Intensification Variation	Oppose	That Wānaka, possibly unlike Queenstown, has plenty of space for green fields developments that can be tailored and designed from the start for more intensification.

Marta Humphries

Submitter 243

Original Submission No	Provision	Position	Summary
OS243.1	Chapter 7 - Lower Density Suburban Residential > 7.5A Rules - Standards for Restricted Discretionary and Discretionary Activities under Rules 7.4 and 7.5	Oppose	That the Council elaborate and provide more definition and specifics about how sunlight, shading or privacy impacts will be assessed on adjacent sites in the non-compliant status discretion for this provision, or provide a separate document as to how sunlight, shading and privacy will be assessed.
OS243.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That the Council elaborate and provide more definition and specifics about how sunlight, shading or privacy impacts will be assessed on adjacent sites for the non-compliant status discretion.
OS243.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the building height for Wānaka and Hāwea in LDSR remain 7 metres.
OS243.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed building height for Wānaka and Hāwea in LDSR of 8 metres not be approved.

Chris Abel

Submitter 244

Original Submission No	Provision	Position	Summary
OS244.1	Chapter 13 - Wānaka Town Centre	Support	That the proposed variation be retained as notified.

Vivienne Wallace

Submitter 245

Original Submission No	Provision	Position	Summary
OS245.1	Urban Intensification Variation	Oppose	That the proposed amendments to height restrictions in Wānaka are rejected.

John Lewis and Janet Mary Whiteside

Submitter 246

Original Submission No	Provision	Position	Summary
OS246.1	Urban Intensification Variation	Oppose	That the proposal to rezone High Density Residential in Wānaka is opposed.
OS246.2	Urban Intensification Variation	Oppose	That the existing zoning remains 'as is'.

Barry John McMeeken

Submitter 247

Original Submission No	Provision	Position	Summary
OS247.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation with respect to Arrowtown be withdrawn.

Hugh MacFarlane Hamilton

Submitter 248

Original Submission No	Provision	Position	Summary
OS248.1	Urban Intensification Variation	Oppose	That the Urban Intensification proposal be withdrawn.

Gayle Dianna Hamilton

Submitter 249

Original Submission No	Provision	Position	Summary
OS249.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all proposed changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected, and the rules that are now in place be retained.
OS249.2	Chapter 8 - Medium Density Residential	Oppose	That all proposed changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected, and the rules that are now in place be retained.

Ian Francis Hamilton

Submitter 250

Original Submission No	Provision	Position	Summary
OS250.1	Chapter 8 - Medium Density Residential	Oppose	That all proposed changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected, and the rules that are in place now be retained.
OS250.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all proposed changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected, and the rules that are in place now be retained.

Jane Cull

Submitter 251

Original Submission No	Provision	Position	Summary
OS251.1	Urban Intensification Variation	Oppose	That the proposed amendments to height limits in Wānaka are rejected.

Shelley Springford

Submitter 252

Original Submission No	Provision	Position	Summary
OS252.1	Urban Intensification Variation	Oppose	That Arrowtown be excluded from intensification due to the heritage and character of whole town that the community values and protects with their own existing Design Guidelines.
OS252.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the plan to allow residential buildings up to 12m high and 1m apart be rejected.

Karen Lynne Buchanan

Submitter 253

Original Submission No	Provision	Position	Summary
OS253.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation is opposed.
OS253.2	Urban Intensification Variation	Oppose	That the properties 1,3,9a, 9b, 9c, 9d, and 11 York Street that are currently and recently through the High Court designated Lower Density Suburban Residential and all properties that access off the ROW remain Lower Density Suburban Residential with the current restrictions in place.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS253.3	Urban Intensification Variation	Oppose	That there should be no more than 12 residential dwellings severed by the privately owned/Council maintained York Street Right of Way.
OS253.4	Urban Intensification Variation	Oppose	That any changes to the height and density of any of the current Density residential Zones be on an individual basis by application for consent by a developer.
OS253.5	Urban Intensification Variation	Oppose	That the need for affordable housing be put ahead of any other type of 'variety of housing near public services and infrastructure'.
OS253.6	Urban Intensification Variation	Oppose	That the proposed variation takes into account and respects the existing residential nature of Queenstown Hill and tier it accordingly with those that live, work and enjoy their homes.

Richard Thomas Stirling

Submitter 254

Original Submission No	Provision	Position	Summary
OS254.1	Urban Intensification Variation	Support	That the proposed variation is retained in its entirety as notified.

Jacqueline Toepfer

Submitter 255

Original Submission No	Provision	Position	Summary
OS255.1	Urban Intensification Variation	Oppose	That the 12 metre height in the area bordering Pembroke Park and in the streets behind (Brownston, Upton, Tenby) is opposed.
OS255.2	Urban Intensification Variation	Oppose	That Council investigate areas more suitable for density such as Three Parks, Northlake, new subdivision behind the medical centre, and the Riverbank Road area.

Dr Kirsty Freeman

Submitter 256

Original Submission No	Provision	Position	Summary
OS256.1	Urban Intensification Variation	Oppose	That the proposed intensification for Arrowtown is not accepted and does not proceed.

Matthew Freeman

Submitter 257

Original Submission No	Provision	Position	Summary
OS257.1	Urban Intensification Variation	Oppose	That the proposed intensification for Arrowtown is not accepted and does not proceed.

Justin Hamilton

Submitter 258

Original Submission No	Provision	Position	Summary
OS258.1	Chapter 8 - Medium Density Residential	Oppose	That the Medium Density Residential Zone be removed from the Arrowtown residential area.

Melanie Price

Submitter 259

Original Submission No	Provision	Position	Summary
OS259.1	Urban Intensification Variation	Support	That the Urban Intensification Variation as proposed for Wānaka is retained as notified.

Michael Gamble

Submitter 260

Original Submission No	Provision	Position	Summary
OS260.1	Chapter 2 - Definitions	Oppose	That the proposed rezoning to medium density in the area in Wānaka bounded to the north by Tenby Street in the North and east and west of McDougall Street be rejected.
OS260.2	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.3.1	Oppose	That the current standards to recession planes, height and setbacks is maintained to maintain neighbours amenity values.
OS260.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the setback from Bullock Creek is 8 metres.
OS260.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.4	Oppose	That the restricted discretionary activity status applies to views as well as sunlight.
OS260.5	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That the restricted discretionary activity status must continue to apply to privacy of neighbouring properties, and also must include noise and impact impacts on neighbours.
OS260.6	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That a restricted discretionary activity status is applied to the Bullock Creek setback/boundary.
OS260.7	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.98	Oppose	That the restricted discretionary setback standard be, "Bullock Creek - setback to be 3m from the Bullock Creek setback/reserve for all new structures".
OS260.8	Chapter 8 - Medium Density Residential	Oppose	That any development must be restricted discretionary where adjoining properties are 10 years old or less, where development impacts an existing property's views/outlook, where development will reduce sunlight to an adjoining property, and where development impacts the amenity of an adjoining property.
OS260.9	Chapter 8 - Medium Density Residential	Oppose	That recession planes and building heights should be defined from lowest block elevations, not the highest or mid point.

> 8.5 Rules -
Standards > 8.5.75

Christopher E Willett

Submitter 261

Original Submission No	Provision	Position	Summary
OS261.1	Urban Intensification Variation	Oppose	That Urban Intensification in Arrowtown be rejected.
OS261.2	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the Medium Density Residential Zone in Arrowtown be rejected.
OS261.3	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to the Lower Density Suburban Residential Zone in Arrowtown be rejected.
OS261.4	Urban Intensification Variation	Oppose	That Council represent their rate payers.
OS261.5	Urban Intensification Variation	Oppose	That new councilors to the area learn a lot more in depth about the new place and terrain they live in; that they breathe the air and learn the heart and soul of the inhabitants.
OS261.6	Urban Intensification Variation	Oppose	That Council be very vigilant to what central government plans, not necessarily applicable in all areas central plan it.
OS261.7	Urban Intensification Variation	Oppose	That Council learn what's happening to NZ as a whole, and for the long run.
OS261.8	Urban Intensification Variation	Oppose	That Council consider the well-being of the rate payers in the long run, mentally, physically, and environmentally.
OS261.9	Urban Intensification Variation	Oppose	That Council consider the young generations who are too young to write this submissions, they won't see sun in Arrowtown.

Elizabeth Rose

Submitter 262

Original Submission No	Provision	Position	Summary
OS262.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That the proposed changes to height regulations for Arrowtown be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS262.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed changes to height regulations for Arrowtown be rejected.
OS262.3	Urban Intensification Variation	Oppose	That the Urban Intensification Variation be rejected for Arrowtown.
OS262.4	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.7	Oppose	That the proposed changes to height regulations for Arrowtown be rejected.

Antony David Dackers

Submitter 263

Original Submission No	Provision	Position	Summary
OS263.1	Urban Intensification Variation	Oppose	That the Queenstown Village area, and in particular Queenstown Hill, is not a suitable location and should be exempt from Urban Intensification.
OS263.2	Urban Intensification Variation	Oppose	That the only exception close to Queenstown Village for Urban intensification is the Gorge Road area from the Hallenstein street corner towards the wetlands.
OS263.3	Urban Intensification Variation	Oppose	That there are other areas with access to amenities more suited to Urban Intensification, including Gorge Road, Frankton's Remarkables Park and 5 Mile (Queenstown central) as they have apartment blocks with ample room for intensive development.

Maree Ann Henderson

Submitter 264

Original Submission No	Provision	Position	Summary
OS264.1	Urban Intensification Variation	Oppose	That the Queenstown Village area, and in particular Queenstown Hill, is not a suitable location and should be exempt from Urban Intensification.
OS264.2	Urban Intensification Variation	Oppose	That the only exception close to Queenstown Village for Urban intensification is the Gorge Road area from the Hallenstein street corner towards the wetlands.

OS264.3	Urban Intensification Variation	Oppose	That there are other areas with access to amenities more suited to Urban Intensification, including Gorge Road, Frankton's Remarkables Park and 5 Mile (Queenstown central) as they have apartment blocks with ample room for intensive development.
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Susan Raymonde Fels Knowles On Behalf Of Susan Raymonde Fels Knowles and Leonard John Knowles

Submitter 265

Original Submission No	Provision	Position	Summary
OS265.1	Urban Intensification Variation	Oppose	That the Queenstown Village area, and in particular Queenstown Hill, is not a suitable location and should be exempt from Urban Intensification.
OS265.2	Urban Intensification Variation	Oppose	That the only exception close to Queenstown Village for Urban intensification is the Gorge Road area from the Hallenstein street corner towards the wetlands.
OS265.3	Urban Intensification Variation	Oppose	That there are other areas with access to amenities more suited to Urban Intensification, including Gorge Road, Frankton's Remarkables Park and 5 Mile (Queenstown central) as they have apartment blocks with ample room for intensive development.

John Edward Griffin

Submitter 266

Original Submission No	Provision	Position	Summary
OS266.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the new height proposals be rejected.
OS266.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the new height proposals be rejected.
OS266.3	Urban Intensification Variation	Oppose	That subdivision of existing large lots be made individually, with adjacent lots' approval required.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS266.4	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation for Arrowtown be withdrawn, and the status quo retained.
OS266.5	Urban Intensification Variation	Oppose	That the extra hard surfaces which will be created by extra home sites being established on existing lots be rejected.
OS266.6	Urban Intensification Variation	Oppose	That new land be considered for subdivision in wider Arrowtown such as Bush Creek, land towards Arrowtown Golf Course against hillside and down McDonnell Road against hillside could have 12m height options designed.

John Leslie Poole

Submitter 267

Original Submission No	Provision	Position	Summary
OS267.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions relating to Arrowtown be rejected, in order that there be no high-rise development in Arrowtown.
OS267.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions relating to Arrowtown be rejected, in order that there be no high-rise development in Arrowtown.

Graham Lockley Dickson

Submitter 268

Original Submission No	Provision	Position	Summary
OS268.1	Urban Intensification Variation	Oppose	That the proposed rezoned land in the Kings Drive/Scaife Place area is withdrawn.
OS268.2	Urban Intensification Variation	Oppose	That the proposed rezoned land in the Tenby Street/Roche Street area is withdrawn.
OS268.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the parts of the proposed variation that increase height limits in the MDR Zone be withdrawn.
OS268.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That the parts of the proposed variation that remove limits on density in the MDR Zone be withdrawn.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS268.5	Urban Intensification Variation	Oppose	That there are alternative areas which would support higher density development that should be pursued, such as three parks, in the vicinity of Ballantynes Rd, and near Cardrona Road/Studholme Road areas.
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Belinda Hay

Submitter 269

Original Submission No	Provision	Position	Summary
OS269.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the height should remain at the current 7 metres for all buildings.
OS269.2	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That the height should remain at the current 7 metres for all buildings.
OS269.3	Urban Intensification Variation	Oppose	That the idea that neighbours will be able to build up to 12 metres is opposed.

Christel Bohm

Submitter 270

Original Submission No	Provision	Position	Summary
OS270.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation in Wānaka is strongly opposed on the grounds that it will potentially adversely affect the enjoyment of the property through the loss of privacy from infill housing, taking away light and sunshine and on street parking.
OS270.2	Urban Intensification Variation	Oppose	That Council do not proceed with the proposed plan change in established residential areas but implement it in new subdivisions where buildings can be properly sited in a planned and co-ordinated manner.

Martin Barrett

Submitter 271

Original Submission No	Provision	Position	Summary
OS271.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposal to allow 12 metre height in the region, but specifically in Arrowtown is vigorously opposed.
OS271.2	Urban Intensification Variation	Oppose	That a significant increase in the population would require investment in various areas, including for example stores, medical services, police, education, and shops. Arrowtown's facilities are just adequate for the present population.

Joel Askham

Submitter 272

Original Submission No	Provision	Position	Summary
OS272.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That the proposed changes to height rules as they relate to Arrowtown be removed.
OS272.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed changes to height rules as they relate to Arrowtown be removed.
OS272.3	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.7	Oppose	That the proposed changes to height rules as they relate to Arrowtown be removed.

Shalagh Madigan

Submitter 273

Original Submission No	Provision	Position	Summary
OS273.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed increase height changes from 7m to 12m as they relate to Arrowtown be rejected.
OS273.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That the proposed changes to the recession plane rules as they relate to Arrowtown be rejected.
OS273.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed changes to increase height to 8m as they relate to Arrowtown be rejected.
OS273.4	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed reducing lot area to 300m2 be rejected in Arrowtown.

Gary Askham

Submitter 274

Original Submission No	Provision	Position	Summary
OS274.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That the proposed changes in height rules as they relate to Arrowtown be removed.
OS274.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed changes in height rules as they relate to Arrowtown be removed.
OS274.3	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.7	Oppose	That the proposed changes in height rules as they relate to Arrowtown be removed.

David Edwards

Submitter 275

Original Submission No	Provision	Position	Summary
OS275.1	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That all of Arrowtown be removed from categorisation as Medium Density Residential in the Proposed District Plan.
OS275.2	Urban Intensification Variation	Oppose	That Arrowtown, like Akaroa, be exempted from the provisions of the Urban Intensification Variation.

David Harding-Shaw

Submitter 276

Original Submission No	Provision	Position	Summary
OS276.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposal be withdrawn or Arrowtown be excluded from them.
OS276.2	Chapter 8 - Medium Density Residential	Oppose	That the proposal be withdrawn or Arrowtown be excluded from them.

Annette Churstain

Submitter 277

Original Submission No	Provision	Position	Summary
OS277.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS277.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS277.3	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation be cancelled for Arrowtown.

William Robert Churstain

Submitter 278

Original Submission No	Provision	Position	Summary
OS278.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS278.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS278.3	Urban Intensification Variation	Oppose	That the whole Urban Intensification Variation be cancelled.

Margaret Ann O'Brien

Submitter 279

Original Submission No	Provision	Position	Summary
OS279.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS279.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS279.3	Urban Intensification Variation	Oppose	That the variation require off street parking for all vehicles.
OS279.4	Urban Intensification Variation	Oppose	That the whole Urban Intensification Variation be rejected.

Paul Dwyer

Submitter 280

Original Submission No	Provision	Position	Summary
OS280.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS280.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowsmith be rejected.
OS280.3	Urban Intensification Variation	Oppose	That the decision be reversed, or at least amended.

Vicki Jones On Behalf Of Alastair Hey

Submitter 281

Original Submission No	Provision	Position	Summary
OS281.1	Urban Intensification Variation	Oppose	That the Variation is opposed as notified.
OS281.2	Urban Intensification Variation	Oppose	That the rezoning of land to the North of Panorama Terrace and on the northern side of Star Lane, and South-West of Hensman Road as shown in the submission is opposed and remains zoned LDSR
OS281.3	Urban Intensification Variation	Oppose	That the height and density provisions for MDR relating to the land shown in the submission are opposed (North of Panorama Terrace and on the northern side of Star Lane, and South-West of Hensman Road).
OS281.4	Urban Intensification Variation	Oppose	That without derogating from the primary relief sought in the submission, in the alternative, the properties on Star Lane remain zoned LDRZ
OS281.5	Urban Intensification Variation	Oppose	That in the event that the properties on Star Lane remain zoned MDR, a bespoke non-complying building height standard be introduced for the MDR properties on the northern side of those lanes as specified in the submission.
OS281.6	Urban Intensification Variation	Oppose	That any other consequential changes are made that would otherwise satisfy or address the concerns raised and the relief sought in the submission.
OS281.7	Urban Intensification Variation	Oppose	That far greater consideration be given to the effects on amenity of the LDSR zoned properties identified in the submission due to the increases in density and height

Raewyn Calhaem

Submitter 282

Original Submission No	Provision	Position	Summary
OS282.1	Urban Intensification Variation	Oppose	That the changes are opposed in their present form.
OS282.2	Urban Intensification Variation	Oppose	That changes to increase housing density should not be made to areas already populated with residential buildings.
OS282.3	Urban Intensification Variation	Oppose	That medium and high density zones should be applied in areas of new residential development.
OS282.4	Urban Intensification Variation	Oppose	That the areas in Wānaka defined in appendix-1ab-proposed-amendments-to-pdp-maps.pdf are revised and do not include any existing residential buildings.
OS282.5	Urban Intensification Variation	Oppose	In Wānaka the in-progress Three Parks area and parts of Northlake area still to be developed would be ideal for intensification.

Shane Walker

Submitter 283

Original Submission No	Provision	Position	Summary
OS283.1	Urban Intensification Variation	Oppose	That Arrowtown be kept out of the proposed Urban Intensification Variation.

Pieterella Shore

Submitter 284

Original Submission No	Provision	Position	Summary
OS284.1	Urban Intensification Variation	Oppose	That intensification in Wānaka is opposed.
OS284.2	Urban Intensification Variation	Oppose	That Wānaka is special and should be protected.

Molly Powers

Submitter 285

Original Submission No	Provision	Position	Summary
OS285.1	Urban Intensification Variation	Support	That the Urban Intensification Variation is retained as notified.

Grant Hardy On Behalf Of Grant and Lyndel Hardy

Submitter 286

Original Submission No	Provision	Position	Summary
OS286.1	Urban Intensification Variation	Oppose	That information is provided that quantifies the numbers of people who work in the CBD and where these people actually live to demonstrate that the Variation will have the desired effect.
OS286.2	Urban Intensification Variation	Oppose	That the urban density regulations remain as they are with no change.
OS286.3	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.3.1	Oppose	That the wording for Policy 8.2.3.1 remains as is, and that the proposed changes are opposed.
OS286.4	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.3.2	Oppose	That the wording for Policy 8.2.3.2 remains as is, and that the proposed changes are opposed.

Ngairé Barrett

Submitter 287

Original Submission No	Provision	Position	Summary
OS287.1	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the proposed Urban Intensification Variation.

Laurie (Lo) Stevenson

Submitter 288

Original Submission No	Provision	Position	Summary
OS288.1	Urban Intensification Variation	Oppose	That the Urban Intensification in the way that it is currently proposed be rejected.

Elizabeth Dickie

Submitter 289

Original Submission No	Provision	Position	Summary
OS289.1	Urban Intensification Variation	Oppose	That Arrowtown be removed from plan change provisions.
OS289.2	Chapter 8 - Medium Density Residential	Oppose	That the existing Medium Density Residential Zone in Arrowtown retain the existing Medium Density Residential Zone rules for development.
OS289.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed height increase for Arrowtown be rejected.
OS289.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed height increase for Arrowtown be rejected.
OS289.5	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.7	Oppose	That the proposed height increase for Arrowtown be rejected.
OS289.6	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That the proposed recession planes for Arrowtown be rejected.
OS289.7	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That the proposed recession planes for Arrowtown be rejected.
OS289.8	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed subdivision dimensions for Arrowtown be rejected.

David and Elizabeth Palmer

Submitter 290

Original Submission No	Provision	Position	Summary
OS290.1	Urban Intensification Variation	Oppose	That the proposed urban intensification relating to Arrowtown be rejected.
OS290.2	Urban Intensification Variation	Oppose	That suitable intensity be encouraged in greenfields developments, if the district needs "intensification".

Jeanette Chilton-Smith

Submitter 291

Original Submission No	Provision	Position	Summary
OS291.1	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.4	Oppose	That the building height is not increased to 12m in Wānaka
OS291.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Oppose	That the building height is not increased to 12m in Wānaka
OS291.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That the proposed removal of the recession planes in Wānaka be rejected.
OS291.4	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Oppose	That the proposed removal of the recession planes in Wānaka be rejected.

Stella Green

Submitter 292

Original Submission No	Provision	Position	Summary
OS292.1	Urban Intensification Variation	Oppose	That increased heights of 3 to 4 storeys in the Medium Density Residential Zone are opposed.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS292.3	Urban Intensification Variation	Oppose	That consultation is maintained with neighbours
OS292.4	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.4	Oppose	That increased heights of 3 to 4 storeys in the High Density Residential Zone are opposed
OS292.5	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That recession planes not be removed in the Medium Density Residential Zone
OS292.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Oppose	That recession planes not be removed in the High Density Residential Zone
OS292.7	Urban Intensification Variation	Oppose	That the urban intensification variation for Wānaka is opposed

Lynne Graham

Submitter 293

Original Submission No	Provision	Position	Summary
OS293.1	Chapter 8 - Medium Density Residential	Oppose	That the Kings Drive area is not rezoned to Medium Density Residential and the low density zoning is maintained.

Neil Morrison On Behalf Of Judy Morrison

Submitter 294

Original Submission No	Provision	Position	Summary
OS294.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed change to building heights in Arrowtown be rejected.
OS294.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed change to building heights in Arrowtown be rejected.
OS294.3	Chapter 8 - Medium Density Residential	Oppose	That Arrowtown should not have a Medium Density Zone.

Stephen Collie

Submitter 295

Original Submission No	Provision	Position	Summary
OS295.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1 > 7.5.1.1	Support	That the proposed height change from 7m to 8m for Wānaka is retained.
OS295.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Support	That the proposed changes to the recession planes rules for the Low Density Suburban Residential Zone are retained.
OS295.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Support	That the change in non-compliance for the recession plane rule from non-complying to restricted discretionary is retained.
OS295.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.911	Support	That the proposed change to the density rule is retained.
OS295.5	Chapter 27 - Subdivision and Development	Support	That the proposed lowering of the minimum lot size from 450m ² to 300m ² is retained.

Gordon Trainer

Submitter 296

Original Submission No	Provision	Position	Summary
OS296.1	Urban Intensification Variation	Oppose	That Arrowtown be removed from plan change provisions.
OS296.2	Chapter 8 - Medium Density Residential	Oppose	That the existing Medium Density Residential Zone in Arrowtown retain the existing Medium Density Residential Zone rules for development.
OS296.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed increase in height in Arrowtown be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS296.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed increase in height in Arrowtown be rejected.
OS296.5	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That the proposed increase angle of recession planes in Arrowtown be rejected.
OS296.6	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That the proposed increase angle of recession planes in Arrowtown be rejected.
OS296.7	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That decreasing the minimum dimensions in Arrowtown be rejected.
OS296.8	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.7	Oppose	That the proposed increase in height in Arrowtown be rejected.

Ros Preston

Submitter 297

Original Submission No	Provision	Position	Summary
OS297.1	Urban Intensification Variation	Oppose	That the proposed intensification plans for Arrowtown be rejected.

Rick Pettit

Submitter 298

Original Submission No	Provision	Position	Summary
OS298.1	Urban Intensification Variation	Support	That urban intensification is supported in principle
OS298.2	Urban Intensification Variation	Support	That a 24m height limit in and around Gorge Road is supported, and that this should be extended to include the Queenstown Industrial Area outside of the flood prone area.
OS298.3	Urban Intensification Variation	Support	That in areas with significant natural height back drops such as the Mans Street/Holiday Park area, a 24m height limit would be appropriate.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS298.4	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Support	That the 16.5m height limit along Frankton Road is supported.
OS298.5	Urban Intensification Variation	Support	That the existing 12m height limit at Remarkables Park is supported
OS298.6	Urban Intensification Variation	Oppose	That there needs to be controls over Visitor Accommodation versus long term residential rental.
OS298.7	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That high density is supported, but not increased height in existing low density suburban areas such as Arrowtown and Quail Rise.

Judith Middendorf

Submitter 299

Original Submission No	Provision	Position	Summary
OS299.1	Chapter 2 - Definitions > 2.1 Definitions > Outlook Space	Oppose	That the planned change to MDRZ for lower Sunrise Lane be revoked.
OS299.2	Chapter 4 - Urban Development > 4.1 Purpose	Oppose	That the planned change to MDRZ for lower Sunrise Lane be revoked.
OS299.3	Chapter 7 - Lower Density Suburban Residential	Oppose	That Sunrise Lane be zoned all LDSRZ to ensure equity of views and property valuations.
OS299.4	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That Sunrise Lane be zoned only Lower Density Suburban Residential.
OS299.5	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Oppose	That Sunrise Lane be zoned only Lower Density Suburban Residential.
OS299.6	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.2	Oppose	That Sunrise Lane be zoned only Lower Density Suburban Residential.
OS299.7	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.2	Oppose	That Sunrise Lane be zoned only Lower Density Suburban Residential.
OS299.8	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That Sunrise Lane be zoned only Lower Density Suburban Residential.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS299.9	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1110	Oppose	That Sunrise Lane be zoned only Lower Density Suburban Residential.
OS299.10	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That Sunrise Lane not be included in the Medium Density Residential Zone and continue to be zoned Lower Density Suburban Residential.
OS299.11	Urban Intensification Variation	Oppose	That the need for increased dwellings is not a blanket rule applied to everywhere in NZ. There are locations where these zone changes would have less consequences

John Langley

Submitter 300

Original Submission No	Provision	Position	Summary
OS300.1	Urban Intensification Variation	Oppose	That the proposal for intensification of Lake Hāwea South be rejected.

Kate Thompson

Submitter 301

Original Submission No	Provision	Position	Summary
OS301.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That Urban Intensification proposals for Arrowtown be rejected completely.
OS301.2	Chapter 8 - Medium Density Residential	Oppose	That urban intensification proposals for Arrowtown be rejected.

David Harding-Shaw

Submitter 302

Original Submission No	Provision	Position	Summary
OS302.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed PDP Urban Intensification changes be withdrawn or

Urban Intensification – Summary of Decisions Requested 16 May 2024

			that Arrowtown be removed from the proposal.
OS302.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to the Lower Density Suburban Residential Zone and the Medium Density Residential Zone within the Arrowtown urban boundaries be rejected.
OS302.3	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the Lower Density Suburban Residential Zone and the Medium Density Residential Zone within the Arrowtown urban boundaries be rejected.
OS302.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.911	Oppose	That the proposed changes to the density as it relates to Arrowtown be rejected.
OS302.5	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That the proposed changes to the density as it relates to Arrowtown be rejected.
OS302.6	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed changes to building height as it relates to Arrowtown be rejected.
OS302.7	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed changes to building height as it relates to Arrowtown be rejected.
OS302.8	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.7	Oppose	That the proposed changes to building height as it relates to Arrowtown be rejected.

Mark Gray

Submitter 303

Original Submission No	Provision	Position	Summary
OS303.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the proposed changes to 13.5.10 are rejected and the existing 12 metre height is retained.

Julie Johnston

Submitter 304

Original Submission No	Provision	Position	Summary
OS304.1	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That all buildings and new development in Arrowtown be restricted to one- or two-stories, and built in keeping with Arrowtown's look, feel and historical environment.

Jonathon Archibald

Submitter 305

Original Submission No	Provision	Position	Summary
OS305.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the Medium Density Residential Zone in Arrowtown be discontinued.
OS305.2	Urban Intensification Variation	Oppose	That the proposed urban intensification in Arrowtown be rejected.
OS305.3	Urban Intensification Variation	Oppose	That intensification is left for the new developments and subdivisions and let Arrowtown hold its true value as a quaint little goldmining town which is a pleasure to live and visit.

Sara Youngman On Behalf Of Youngman family

Submitter 306

Original Submission No	Provision	Position	Summary
OS306.1	Chapter 4 - Urban Development	Oppose	That the proposed urban intensification of Arrowtown Village is rejected.
OS306.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That the changes to building height standards in the Urban Intensification Variation not be implemented for Arrowtown.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS306.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the changes to building height standards in the Urban Intensification Variation not be implemented for Arrowtown.
OS306.4	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.7	Oppose	That the changes to building height standards in the Urban Intensification Variation not be implemented for Arrowtown.

John Alexander

Submitter 307

Original Submission No	Provision	Position	Summary
OS307.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed variation is rejected.
OS307.2	Urban Intensification Variation	Oppose	That a ban is placed on rezoning any further land for greenfields development.
OS307.3	Urban Intensification Variation	Oppose	That a ban on Airbnb visitor accommodation in the Wakatipu Basin be instituted.
OS307.4	Urban Intensification Variation	Oppose	That short term seasonal rentals (e.g. ski season) be allowed as a starting point and lobby the government for a legislation change if necessary.
OS307.5	Urban Intensification Variation	Oppose	That a method to prevent so many houses being used for only a couple weeks a year by absentee owners be figured out.
OS307.6	Urban Intensification Variation	Oppose	That where there is capacity in the environment and infrastructure that infill development is supported in existing residential zones.
OS307.7	Urban Intensification Variation	Oppose	That council stop 'overselling' the district.
OS307.8	Urban Intensification Variation	Oppose	That Councilors challenge unsuitable proposals thrust on the district by Central Government.

Justin Murphy

Submitter 308

Original Submission No	Provision	Position	Summary
OS308.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the height for all areas within Medium Density Residential Dwellings under the proposed variation to the District Plan be limited to no more than 8 metres.
OS308.2	Chapter 8 - Medium Density Residential	Oppose	That the proposed increase in heights for Medium Density Zones north of Frankton Road (to11-12metres) under the NPS UD is opposed.

Nicky McCarthy

Submitter 309

Original Submission No	Provision	Position	Summary
OS309.1	Chapter 13 - Wānaka Town Centre	Oppose	That the notified amendments are rejected.

Beate Thomas

Submitter 310

Original Submission No	Provision	Position	Summary
OS310.1	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That the proposed changes to the medium density zone be rejected.
OS310.2	Chapter 9 - High Density Residential	Oppose	That the proposed changes to the high density zone be rejected.
OS310.3	Chapter 8 - Medium Density Residential	Oppose	That medium density residential is opposed in Hāwea.
OS310.4	Chapter 9 - High Density Residential	Oppose	That high density residential is opposed in Hāwea.

Coleen Landsborough

Submitter 311

Original Submission No	Provision	Position	Summary
OS311.1	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > 13.2.2	Oppose	That QLDC rewrite the proposed variation to protect Wānaka's character in the existing areas and the town centre.
OS311.2	Urban Intensification Variation	Support	That urban development is supported in appropriate locations such as subdivisions that are yet to be built on (eg, 3 Parks or any other subdivisions waiting to be developed).
OS311.3	Chapter 7 - Lower Density Suburban Residential	Oppose	That existing residential areas should all remain low density.
OS311.4	Chapter 13 - Wānaka Town Centre	Oppose	That Wānaka's town centre needs to remain as low rise and include spatial development as is written in the 2016 District Plan town centres, section 10.3.
OS311.5	Urban Intensification Variation	Oppose	That developers of multistoried buildings utilise Three Parks.

Tristan Muller

Submitter 312

Original Submission No	Provision	Position	Summary
OS312.1	Chapter 4 - Urban Development > 4.1 Purpose	Oppose	That the intensification plans are not progressed until there is further research and projections of how day to day living in Wānaka will change.
OS312.2	Chapter 4 - Urban Development > 4.1 Purpose > Policy 4.2.1.4	Oppose	That the intensification plans are not progressed until there is further research and projections of how day to day living in Wānaka will change.
OS312.3	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Oppose	That the intensification plans are not progressed until there is further research and projections of how day to day living in Wānaka will change.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS312.4	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies	Oppose	That the current intensification plans are not progressed until there is further research and projections of how day to day living in Wānaka will change.
OS312.5	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies	Oppose	That the intensification plans are not progressed until there is further research and projections of how day to day living in Wānaka will change.
OS312.6	Chapter 7 - Lower Density Suburban Residential > 7.3 Other Provisions and Rules	Oppose	That the intensification plans are not progressed until there is further research and projections of how day to day living in Wānaka will change.
OS312.7	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities	Oppose	That the intensification plans are not progressed until there is further research and projections of how day to day living in Wānaka will change.
OS312.8	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That the intensification plans are not progressed until there is further research and projections of how day to day living in Wānaka will change.
OS312.9	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That the intensification plans are not progressed until there is further research and projections of how day to day living in Wānaka will change.
OS312.10	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Oppose	That the intensification plans are not progressed until there is further research and projections of how day to day living in Wānaka will change.
OS312.11	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Oppose	That the intensification plans are not progressed until there is further research and projections of how day to day living in Wānaka will change.
OS312.12	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.2.3	Oppose	That the intensification plans are not progressed until there is further research and projections of how day to day living in Wānaka will change.
OS312.13	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.9	Oppose	That the intensification plans are not progressed until there is further research and projections of how day to day living in Wānaka will change.
OS312.14	Urban Intensification Variation	Oppose	That 3D visual models be created and shown to the public before a decision is made along with estimating the increase in traffic and parking options.

Miles Holden

Submitter 313

Original Submission No	Provision	Position	Summary
OS313.1	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Oppose	That amenity, sunlight and views should be protected and considered important
OS313.2	Chapter 9 - High Density Residential	Oppose	That the blanket height and setback in the area east of Suburb Street, below state highway 6A, is opposed.

Marlene Laureys

Submitter 314

Original Submission No	Provision	Position	Summary
OS314.1	Chapter 8 - Medium Density Residential	Oppose	That the Variation is rejected because it will create a characterless town centre with no sunlight or views for anyone not on the front row.
OS314.2	Chapter 9 - High Density Residential	Oppose	That the proposed changes are rejected as it will change the character of the township and there will be no light nor sun left for anyone not in the front row.
OS314.3	Chapter 13 - Wānaka Town Centre	Oppose	That the proposed changes are rejected as it will change the character of the township and there will be no sun nor views left for anyone not in the front row.
OS314.4	Chapter 13 - Wānaka Town Centre	Oppose	That the proposal be rejected as it would change the character of our town. There would be no light. sun nor views left for anyone not on the front row.

Lisa Sinke

Submitter 315

Original Submission No	Provision	Position	Summary
OS315.1	Chapter 13 - Wānaka Town Centre	Oppose	That the zoning in the Medium Density Area North of the Golf Course in Wānaka remains the same and any medium density allowed in locations more suited such as Three Parks.

Daniel Clearwater

Submitter 316

Original Submission No	Provision	Position	Summary
OS316.1	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.2.3	Oppose	That there be no increase in the permitted maximum heights of buildings in the Central Business District and surrounds.

Karen Eadie

Submitter 317

Original Submission No	Provision	Position	Summary
OS317.1	Chapter 13 - Wānaka Town Centre	Oppose	That the proposed increase to building height in the Wānaka Town Centre be rejected, and current height be maintained.
OS317.2	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That the proposed increase building heights for the Height Density Residential Zone be rejected.
OS317.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed increased building height in the Medium Density Residential Zone be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS317.4	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.9	Support	That the only areas suitable for 16.5m height buildings will be the Three Parks area and the area bounded by Anderson and Planation Rds.
OS317.5	Urban Intensification Variation	Support	That instead of increasing the height in the Medium and High Density Residential Zones, more infill should be allowed instead, allowing houses on smaller sections.

Anna Harding-Shaw

Submitter 318

Original Submission No	Provision	Position	Summary
OS318.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed variation be withdrawn, or that Arrowtown be removed from the proposed variation.
OS318.2	Chapter 8 - Medium Density Residential	Oppose	That the proposed variation be withdrawn, or that Arrowtown be removed from the proposed variation.
OS318.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the suggested changes to height restrictions in the Arrowtown low and medium density zones be rejected.
OS318.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the suggested changes to height restrictions in the Arrowtown low and medium density zones be rejected.

Jemima Todd

Submitter 319

Original Submission No	Provision	Position	Summary
OS319.1	Urban Intensification Variation	Not Stated	[No content provided by the submitter]

Elspeth Ludemann

Submitter 320

Original Submission No	Provision	Position	Summary
OS320.1	Chapter 9 - High Density Residential	Oppose	That the proposal to allow buildings up to 11 metres, or 12 metres with pitched roofs) in the Town Centre close to the Lake is abandoned.
OS320.3	Urban Intensification Variation	Oppose	That intensification is restricted to green field areas and against hills where high rise buildings won't compromise sun, light and views of neighbouring properties.
OS320.4	Chapter 13 - Wānaka Town Centre	Oppose	That any variation to the District Plan restricts the height of buildings to preserve the character of the town centre.

Colin Finnegan

Submitter 321

Original Submission No	Provision	Position	Summary
OS321.1	Chapter 13 - Wānaka Town Centre	Oppose	That the Variation is opposed and should be rejected

David Cormack

Submitter 322

Original Submission No	Provision	Position	Summary
OS322.1	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Oppose	That Arrowtown be excluded from the High Density Residential Zoning.
OS322.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That high density, high rise residential development of up to 12m in Arrowtown is opposed.

Mike Stevens

Submitter 323

Original Submission No	Provision	Position	Summary
OS323.1	Chapter 8 - Medium Density Residential	Oppose	That the Variation be withdrawn.

Francine Boer

Submitter 324

Original Submission No	Provision	Position	Summary
OS324.1	Chapter 9 - High Density Residential	Oppose	That the proposed changes to the HDRZ are rejected.

David Crawford On Behalf Of WC D POG

Submitter 325

Original Submission No	Provision	Position	Summary
OS325.1	Chapter 13 - Wānaka Town Centre	Oppose	That all buildings over 12 metres should have recession planes or set backs
OS325.2	Chapter 13 - Wānaka Town Centre	Oppose	That more work is done to understand shading and dominance effects of an increased height.
OS325.3	Chapter 13 - Wānaka Town Centre	Oppose	That a full infrastructure assessment be undertaken up front, and funding put aside to enable the three waters upgrades to support increased intensification of the Wānaka Town Centre.
OS325.4	Chapter 13 - Wānaka Town Centre	Oppose	That a solution for car parking in the town centre is offered prior to the intensification becoming operative ie, that an area be zoned, or funding be provided, to enable a multi-storey car park near or in the Wānaka Town Centre until sufficient public transport is provided.
OS325.5	Chapter 13 - Wānaka Town Centre	Oppose	That a solution for car parking in the town centre is offered prior to the intensification becoming operative ie, that an area be zoned, or funding be provided, to enable a

Urban Intensification – Summary of Decisions Requested 16 May 2024

			multi-storey car park near or in the Wānaka Town Centre until sufficient public transport is provided.
OS325.6	Chapter 13 - Wānaka Town Centre	Oppose	That a flood risk assessment be undertaken up front and funding put aside to ensure flood risk is adequately mitigated.
OS325.7	Chapter 13 - Wānaka Town Centre	Oppose	That consultation be undertaken for design control for the CBD before any conclusions are made.
OS325.8	Chapter 8 - Medium Density Residential	Oppose	That Council is empathetic to the newly established architecturally designed residential areas located around Brownstone, Tenby and MacDougal Streets in the Town Centre.
OS325.9	Chapter 8 - Medium Density Residential	Oppose	That Council is supported to establish a long term strategy (50/100 years) for the residential areas of Brownstone, Tenby and MacDougal Streets, and that 12 metres is not currently appropriate for this area.
OS325.10	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the increase in height of buildings to 16.5m be rejected as it will lose the established boutique feel of Wānaka Town Centre.

Fiona Stevens

Submitter 326

Original Submission No	Provision	Position	Summary
OS326.1	Chapter 8 - Medium Density Residential	Oppose	That Council withdraw the Variation.

Laura Wood

Submitter 327

Original Submission No	Provision	Position	Summary
OS327.1	Chapter 8 - Medium Density Residential	Oppose	That QLDC rethink areas that have been targeted for intensification.
OS327.2	Chapter 8 - Medium Density Residential	Oppose	That the Medium Density proposed in Wānaka be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS327.3	Chapter 8 - Medium Density Residential	Oppose	That instead of the medium density proposed in Plantation Road, Aspinal Street, Kings Drive and the Central Business District in Wānaka, it is proposed for Three Parks instead.
OS327.4	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the Medium Density Zone in Wānaka are opposed

Jo Eyles

Submitter 328

Original Submission No	Provision	Position	Summary
OS328.1	Chapter 4 - Urban Development	Oppose	That the Urban Intensification Variation is withdrawn.

Debbie Heath

Submitter 329

Original Submission No	Provision	Position	Summary
OS329.1	Chapter 13 - Wānaka Town Centre	Oppose	That the proposal is cancelled until the current development plans for areas such as Three Parks have been completed so that further demand can be assessed appropriately.
OS329.2	Urban Intensification Variation	Oppose	That areas surrounding the lake front, including the Wānaka CBD, the Medium Density Area from Brownstone St back (south) to the gold course and the High Density are between the marine and Lismore Street should maintain the current height restriction.
OS329.3	Urban Intensification Variation	Oppose	That housing such as town houses and apartments are encouraged in the Three parks area.

Grant Johnston

Submitter 330

Original Submission No	Provision	Position	Summary
OS330.1	Chapter 8 - Medium Density Residential	Oppose	That changes to the provisions in the Medium Density Residential Zone relating to Arrowtown, particularly allowing 3 story buildings, be rejected.
OS330.2	Urban Intensification Variation	Oppose	That the Urban Intensification Variation be rejected for Arrowtown.

Martha Na Nagara

Submitter 331

Original Submission No	Provision	Position	Summary
OS331.1	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS331.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.

Tracey Hames

Submitter 332

Original Submission No	Provision	Position	Summary
OS332.1	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.2	Oppose	That the policy is omitted and that car parking provision on sections are continued.
OS332.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the policy is omitted.
OS332.3	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.2.3	Oppose	That no more than three stories are allowed in the Wānaka Town Centre.

OS332.4	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.2.5	Oppose	That the infringement allowances are stipulated.
OS332.5	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the maximum height be 12m.

Helen Hames

Submitter 333

Original Submission No	Provision	Position	Summary
OS333.1	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.2	Oppose	That provision 8.2.5.2 is rejected.
OS333.3	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.3	Oppose	That the proposed changes are rejected.
OS333.4	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Oppose	That the proposed changes are rejected.
OS333.5	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That proposal 8.5.13 for Wānaka township is omitted and the 7m height restriction maintained but allowed in new subdivisions.
OS333.6	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Oppose	That the proposed changes are rejected.
OS333.7	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.6.5	Oppose	That policy 9.2.6.5 be rejected.
OS333.8	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.2.3	Oppose	That the proposed changes are rejected.

Stepan Skala

Submitter 334

Original Submission No	Provision	Position	Summary
OS334.1	Chapter 27 - Subdivision and Development	Oppose	That the Urban Intensification Variation is rejected.

Helena Skalova

Submitter 335

Original Submission No	Provision	Position	Summary
OS335.1	Chapter 2 - Definitions	Oppose	That the Urban Intensification Variation is rejected.

Angus & Sophie Cameron

Submitter 336

Original Submission No	Provision	Position	Summary
OS336.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the Medium Density Zone be rejected and current regulations upheld.
OS336.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed height amendments for the Medium Density Residential Zone in Wānaka be rejected.

Savin Skala

Submitter 337

Original Submission No	Provision	Position	Summary
OS337.1	Chapter 8 - Medium Density Residential	Oppose	That the decision be declined.

Carey Vivian On Behalf Of Robins Road Properties Limited

Submitter 338

Original Submission No	Provision	Position	Summary
OS338.1	Chapter 9 - High Density Residential	Support	That the proposed amendments to High Density Residential Zoning where it applies to 25 and 29 Robins Road, Queenstown, be retained as notified.

David Crawford

Submitter 339

Original Submission No	Provision	Position	Summary
OS339.1	Chapter 13 - Wānaka Town Centre	Oppose	That all buildings over 12 metres should have recession planes or set backs
OS339.2	Chapter 13 - Wānaka Town Centre	Oppose	That more work is done to understand shading and dominance effects of an increased height.
OS339.3	Chapter 13 - Wānaka Town Centre	Oppose	That a full infrastructure assessment be undertaken up front, and funding put aside to enable the three waters upgrades to support increased intensification of the Wānaka Town Centre.
OS339.4	Chapter 13 - Wānaka Town Centre	Oppose	That a solution for car parking in the town centre is offered prior to the intensification becoming operative.
OS339.5	Chapter 13 - Wānaka Town Centre	Oppose	That an area be zoned, or funding be provided, to enable a multi-storey car park in the Wānaka Town Centre until sufficient public transport is provided.
OS339.6	Chapter 13 - Wānaka Town Centre	Oppose	That a flood risk assessment be undertaken up front and funding put aside to ensure flood risk is adequately mitigated.
OS339.7	Chapter 13 - Wānaka Town Centre	Oppose	That consultation be undertaken for design control for the CBD before any conclusions are made.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS339.8	Chapter 13 - Wānaka Town Centre	Oppose	That Council is empathetic to the recently build architecturally designed residential areas located around Brownstone, Tenby and MacDougal Streets in the Town Centre.
OS339.9	Chapter 13 - Wānaka Town Centre	Oppose	That Council is supported to establish a long term strategy (50/100 years) for the residential areas of Brownstone, Tenby and MacDougal Streets, and that 12 metres is not currently appropriate for this area.
OS339.10	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the increase in height of buildings to 16.5m be rejected.

Murray Smith

Submitter 340

Original Submission No	Provision	Position	Summary
OS340.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the existing height limits are retained.

Jo Lines

Submitter 341

Original Submission No	Provision	Position	Summary
OS341.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the existing height limits are maintained.

Kevin Jarvis On Behalf Of Kevin & Alison Jarvis

Submitter 342

Original Submission No	Provision	Position	Summary
OS342.1	Chapter 13 - Wānaka Town Centre	Oppose	That the proposed height changes be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS342.2	Urban Intensification Variation	Oppose	That intensification similar to that of Queenstown or Frankton/Remarkables Industrial/Hotel/Apartment precinct be rejected for Wānaka.
OS342.3	Urban Intensification Variation	Oppose	That existing commercial zones be upgraded to support growth.

Owen Wood

Submitter 343

Original Submission No	Provision	Position	Summary
OS343.1	Chapter 4 - Urban Development > 4.1 Purpose > Policy 4.2.1.4	Oppose	That the proposed 12m height variation not be applied to construction in Arrowtown.
OS343.2	Urban Intensification Variation	Oppose	That the Queenstown Lakes District Council follow the precedent set by Christchurch City Council with respect to Akaroa and exclude Arrowtown from the proposed Urban Intensification Variation.

Susan Meyer

Submitter 344

Original Submission No	Provision	Position	Summary
OS344.1	Chapter 4 - Urban Development	Oppose	That the proposed height variation be rejected.
OS344.2	Chapter 9 - High Density Residential	Oppose	That the proposed height variation be rejected.
OS344.3	Chapter 15 - Local Shopping Centre Zone	Oppose	That the proposed height variation be rejected.
OS344.4	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed height variation be rejected.
OS344.5	Chapter 16 - Business Mixed Use	Oppose	That the proposed height variation be rejected.
OS344.6	Chapter 8 - Medium Density Residential	Oppose	That the proposed height variation be rejected.
OS344.7	Chapter 13 - Wānaka Town Centre	Oppose	That the proposed height variation be rejected.

John Marris On Behalf Of As Trustee of trusts owning 6 Pritchard Place, Arrowtown

Submitter 345

Original Submission No	Provision	Position	Summary
OS345.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the Medium Density Residential Zone in Arrowtown be withdrawn.
OS345.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to the Lower Density Suburban Residential Zone in Arrowtown be withdrawn.

Whitney Thurlow

Submitter 346

Original Submission No	Provision	Position	Summary
OS346.1	Chapter 4 - Urban Development	Oppose	That the variations be rejected and the current rules be retained.
OS346.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That the variation be rejected and the current rules retained.
OS346.3	Chapter 9 - High Density Residential	Oppose	That the variation be rejected and the current rules retained.
OS346.4	Chapter 13 - Wānaka Town Centre	Oppose	That the variation be rejected and the current rules retained.
OS346.5	Chapter 8 - Medium Density Residential	Oppose	That the variation be rejected and the current rules retained.

Marty Easin

Submitter 347

Original Submission No	Provision	Position	Summary
OS347.1	Urban Intensification Variation	Not Stated	[No content provided by the submitter]

Jane Fisher

Submitter 348

Original Submission No	Provision	Position	Summary
OS348.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the Medium Density Residential Recession Plane Rules as they relate to Arrowtown be rejected.

Peter Fisher

Submitter 349

Original Submission No	Provision	Position	Summary
OS349.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the Medium Density Residential Recession Plane Rules as they relate to Arrowtown be rejected.

Hayley Barbour

Submitter 350

Original Submission No	Provision	Position	Summary
OS350.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the current height restriction of 8m in the Medium Density Residential zoning in Wānaka be retained.
OS350.2	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > 13.2.2	Oppose	That height restrictions are put in place between Brownston, Ardmore and Dungarvon Streets to maintain the open natural low level beauty of the town centre, with future expansion and intensification being mindful and kept to a minimum.
OS350.3	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.2.3	Oppose	That the proposed height increase within the town centre be rejected.

OS350.4	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.2.5	Oppose	That there be no change to the current provisions.
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Duncan Grant On Behalf Of Dunbeth Trust

Submitter 351

Original Submission No	Provision	Position	Summary
OS351.1	Chapter 13 - Wānaka Town Centre	Oppose	That 1 Ballantyne Road not be put forward as a Medium Density Zone but be considered an important part of the QLDC Parks and Open Space.
OS351.2	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies	Oppose	That Urban Intensification as a general concept be rejected for Wānaka and instead Council-led provision of affordable housing be encouraged near Three Parks.
OS351.3	Urban Intensification Variation	Oppose	That "Old Wānaka" town be preserved as a special historic area as it is at present.
OS351.4	Urban Intensification Variation	Oppose	That zoning of reserves in the PDP be revised to be consistent and protective and exclude any residential zoning.

Jeremy Shearer

Submitter 352

Original Submission No	Provision	Position	Summary
OS352.1	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies	Oppose	That the planning rules be left as they are and non-compliances be addressed as discretionary activities (or prohibited as applicable).
OS352.2	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.2.3	Oppose	That the planning rules be left as they are.
OS352.3	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies	Oppose	That the density of the inner CBD in Wānaka is not increased, specifically for accommodation.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS352.4	Chapter 4 - Urban Development > 4.1 Purpose > Policy 4.2.1.4	Oppose	That the density of the inner CBD in Wānaka is not increased, specifically for accommodation.
OS352.5	Chapter 4 - Urban Development > 4.1 Purpose > Policy 4.2.1.4	Oppose	That planning rules are left as they are.
OS352.6	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Oppose	That planning rules are left as they are.
OS352.7	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.8 9	Oppose	That the density of the low density zones in Wānaka is not increased, specifically for accommodation.
OS352.8	Chapter 7 - Lower Density Suburban Residential > 7.5A Rules - Standards for Restricted Discretionary and Discretionary Activities under Rules 7.4 and 7.5	Oppose	That planning rules are left as they are.
OS352.9	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That planning rules are left as they are now.
OS352.10	Chapter 13 - Wānaka Town Centre	Oppose	That rules be left as they are now.
OS352.11	Chapter 4 - Urban Development	Oppose	That the proposed amendments to Chapter 4 Urban Development be rejected.
OS352.12	Chapter 4 - Urban Development > 4.1 Purpose	Oppose	That the proposed amendments to provision 4.1 be rejected.
OS352.14	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed amendments to Chapter 7 Lower Density Suburban Residential be rejected.
OS352.15	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed amendments to Chapter 7 Lower Density Suburban Residential be rejected.
OS352.16	Chapter 7 - Lower Density Suburban Residential	Oppose	That the density of the inner CBD in Wānaka is not increased, specifically for accommodation.

Bruce Foulds

Submitter 353

Original Submission No	Provision	Position	Summary
OS353.1	Chapter 13 - Wānaka Town Centre	Oppose	That the existing height level restrictions for the Wānaka Town Centre are retained.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS353.2	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies	Oppose	That existing height restrictions in the established Wānaka low density residential zones be maintained.
OS353.3	Urban Intensification Variation	Oppose	That if high level infrastructure is to be permitted to meet future growth projections that it should be sited in such areas as Three Parks.
OS353.4	Chapter 8 - Medium Density Residential	Oppose	That medium density residential zones should be established in outlying zones earmarked for mixed commercial and residential development.

Jillian Hodgson

Submitter 354

Original Submission No	Provision	Position	Summary
OS354.1	Chapter 2 - Definitions	Oppose	That the proposed Urban Intensification Variation is not adopted for Arrowtown.
OS354.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That the proposed changes to the Lower Density Suburban Residential height standards for Arrowtown be rejected.
OS354.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed changes to the Medium Density Residential height standards for Arrowtown be rejected.

Mark Stuart

Submitter 355

Original Submission No	Provision	Position	Summary
OS355.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the proposed changes to Section 13.5.10 "Maximum building height for buildings in the Wānaka Height Precinct" be rejected.
OS355.2	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the existing maximum building height standards are retained.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS355.3	Chapter 13 - Wānaka Town Centre	Oppose	That if capacity within the town centre is required, then the low-lying building height of 2-3 stories should be retained and the Wānaka Town Centre zone expanded southeast back to Tenby Street, Stratford Terrace and east to Hedditch Street.
OS355.4	Urban Intensification Variation	Oppose	That intensification and capacity are available and should be developed at Three Parks.

Jayne Groves

Submitter 356

Original Submission No	Provision	Position	Summary
OS356.1	Chapter 4 - Urban Development	Oppose	That the new height changes to all areas in the Queenstown Lakes District be declined.
OS356.2	Urban Intensification Variation	Oppose	That the changes to the Wānaka Town Center and the areas of Wānaka to increase heights is opposed.
OS356.3	Urban Intensification Variation	Oppose	That new areas (such as 3 Parks) should have the higher density.
OS356.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Oppose	That medium density should not be changed to 11 metres.
OS356.5	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Oppose	That the building height for Wānaka should remain 7 metres.
OS356.6	Urban Intensification Variation	Oppose	That the National Park and Reserve below MacPherson Street be named in the district plan as a National Park and as a Reserve.
OS356.7	Urban Intensification Variation	Oppose	That Urban Intensification be rejected.

John Wright

Submitter 357

Original Submission No	Provision	Position	Summary
OS357.1	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That the Urban Intensification Variation be withdrawn for Arrowtown.

Nadia Lisitsina

Submitter 358

Original Submission No	Provision	Position	Summary
OS358.1	Chapter 8 - Medium Density Residential	Oppose	That Council leave medium density zone rules unchanged.
OS358.2	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.33	Oppose	That the proposed amendments to provision 27.7.33 be rejected.
OS358.9	Chapter 15 - Local Shopping Centre Zone	Oppose	That the proposed amendments to Chapter 15 Local Shopping Centre Zone be rejected.
OS358.10	Chapter 13 - Wānaka Town Centre	Oppose	That the proposed amendments to Chapter 13 Wānaka Town Centre be rejected.
OS358.11	Chapter 7 - Lower Density Suburban Residential	Oppose	That Council leave low density zone rules unchanged.
OS358.12	Chapter 4 - Urban Development	Oppose	That the proposed amendments to Chapter 4 Urban Development be rejected.
OS358.14	Chapter 9 - High Density Residential	Oppose	That Council leave high density zone rules unchanged.
OS358.15	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed amendments to provision 27.7.30 be rejected.
OS358.16	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.33 > 27.7.33.1	Oppose	That the proposed amendments to provision 27.7.33.1 be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS358.18	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas	Oppose	That the proposed amendments to provision 27.6 be rejected.
OS358.19	Chapter 27 - Subdivision and Development	Oppose	That the proposed amendments to Chapter 27 Subdivision and Development be rejected.
OS358.22	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Oppose	That the proposed amendments to provision 27.7.32 be rejected.
OS358.23	Urban Intensification Variation	Oppose	That Council consider projects that might breach residential zoning rules but could result in a positive outcome for the community on a case-by-case basis.
OS358.24	Urban Intensification Variation	Oppose	That Council change zoning of identified brownfields areas to either special zones or higher density zones as opposed to altering zone rules once zoning has been applied to an area.
OS358.25	Urban Intensification Variation	Oppose	That all the proposed changes and amendments to the Queenstown Lakes District Plan directed by the NPS-UD be rejected.
OS358.26	Urban Intensification Variation	Oppose	That the look and feel of Queenstown, Arrowtown and surrounds be retained as a conglomerate of resort towns and very different from large cities, so applying the same solutions one would implement in Auckland is not appropriate

Donald Mahon

Submitter 359

Original Submission No	Provision	Position	Summary
OS359.1	Chapter 2 - Definitions	Oppose	That the proposed Urban Intensification Variation for Arrowtown be rejected.
OS359.2	Chapter 2 - Definitions	Oppose	That QLDC look at areas within the Wakatipu that would be suitable for taller buildings without affecting the residents now in place.

OS359.3	Chapter 2 - Definitions > 2.1 Definitions	Oppose	That QLDC not press forward with the proposed LDSRZ building height extension in Arrowtown Village.
OS359.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That QLDC not press forward with the proposed MDRZ building height extension in Arrowtown Village.

Andrew Howard On Behalf Of Heart of Wānaka

Submitter 360

Original Submission No	Provision	Position	Summary
OS360.1	Chapter 13 - Wānaka Town Centre	Support	That the proposed Urban Intensification variation and its objectives and policies are generally supported.
OS360.2	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.2.3	Support	That the increase from 3 to 4 stories in 13.2.2.3 is supported.
OS360.3	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Support	That the retention of the 12 metre height limit along lower Ardmore Street is supported.
OS360.4	Chapter 13 - Wānaka Town Centre	Oppose	That an urban design panel be reinstated with local designers.
OS360.5	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.16	Oppose	That the minimum floor to ceiling heights be revised from 4 to 3.5 metres.
OS360.6	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies	Oppose	That 13.2.5.1 be amended by inserting safety.
OS360.7	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies	Oppose	That 13.2.5.1 be amended by inserting workers.
OS360.8	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies	Oppose	That 13.2.5.3 be amended by replacing criminal with anti social.
OS360.9	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies	Support	That 13.2.5 is supported.
OS360.10	Chapter 4 - Urban Development	Oppose	That the variation be amended to measure/assess the level of accessibility in the Wānaka/Upper Clutha area to satisfy Objective 6 of the NPS-UD.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS360.11	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies	Support	That 13.2.4 is supported.
OS360.12	Chapter 13 - Wānaka Town Centre	Oppose	That appropriate infrastructure is put in place to manage environmental challenges from increased activity due to intensification.
OS360.13	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards	Oppose	That 13.5.12 be amended to include provision for appropriate lighting in public places.
OS360.14	Chapter 8 - Medium Density Residential	Support	That the increased intensification of the Medium Density Residential Zone around the Wānaka Town Centre is supported.
OS360.15	Chapter 8 - Medium Density Residential	Oppose	That public transport, active transport and car transport provision be considered alongside the intensification.
OS360.16	Urban Intensification Variation	Oppose	That the Wānaka Town Centre Character guidelines should be substantially overhauled.

Trevor Banks On Behalf Of The Banks Family

Submitter 361

Original Submission No	Provision	Position	Summary
OS361.1	Urban Intensification Variation	Oppose	That the proposed District Plan Variation be withdrawn.

Sarah Verbiest

Submitter 362

Original Submission No	Provision	Position	Summary
OS362.1	Urban Intensification Variation	Oppose	That the proposal to increase the heights of buildings in the centre of Wānaka Town and adjoining residential zones is opposed.
OS362.2	Urban Intensification Variation	Oppose	That QLDC delay this decision to allow time for a fairer and wider consultation with all Wānaka residents and business owners to allow for a more careful long-term vision for the Town.

Anthony George

Submitter 363

Original Submission No	Provision	Position	Summary
OS363.1	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.4.1	Oppose	That the 2016 Arrowtown Design Guidelines are retained and not changed.
OS363.2	Chapter 7 - Lower Density Suburban Residential > 7.3 Other Provisions and Rules > 7.3.2.10	Oppose	That the 2016 Arrowtown Design Guidelines are retained and not changed.
OS363.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That Arrowtown's building height standard is not changed.
OS363.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.2	Oppose	That the removal of Arrowtown's existing 6m sloping site height standard be rejected.
OS363.5	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That Arrowtown be excluded from the Urban Intensification Variation altogether.
OS363.6	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.4.1	Oppose	That Arrowtown be excluded from the Variation altogether, and its 2016 Design Guidelines be retained and not updated.
OS363.7	Chapter 8 - Medium Density Residential > 8.3 Other Provisions and Rules > 8.3.2 > 8.3.2.109	Oppose	That Arrowtown's Design Guidelines are not updated and remain as they are, and Arrowtown be excluded altogether from the Variation.
OS363.8	Chapter 8 - Medium Density Residential > 8.4 Rules - Activities > 8.4.10	Oppose	That Arrowtown be excluded from the Urban Intensification Variation altogether.
OS363.9	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That Arrowtown's proposed new building height standard be rejected.

Aideen Parker

Submitter 364

Original Submission No	Provision	Position	Summary
OS364.1	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That there is complete removal of the allowance for short term accommodation instead of restricted allowance.
OS364.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the 12 metre height is opposed and instead heights be limited to 6 metres
OS364.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That developers being able to make money from this rule without regulation limiting the use for indigenous people that live and work in the area is opposed.

Patrick Griffin

Submitter 365

Original Submission No	Provision	Position	Summary
OS365.1	Chapter 4 - Urban Development > 4.1 Purpose > Policy 4.2.1.4	Oppose	That the status quo is maintained and local people are able to make a democratic decision.
OS365.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That 8m heights should only be allowed in new greenfield subdivisions where buyers know what they are buying into to prevent blocking views.
OS365.3	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Oppose	That the definition of the zone must be in new greenfield developments and not infill.
OS365.4	Chapter 8 - Medium Density Residential	Oppose	That pitch roofs are included in the 11.0m overall height.
OS365.5	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That implementation of medium density should only be allowed in greenfield developments
OS365.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.2	Oppose	That the sunlight of adjacent sites is protected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS365.8	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the minimum lot size of 450m ² in the LDSR is maintained.
OS365.9	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.33	Oppose	That the current lot size of 450m ² is maintained.
OS365.10	Urban Intensification Variation	Oppose	That the zones must include car parking with a minimum of 1 car park per habitable unit.
OS365.11	Chapter 8 - Medium Density Residential	Oppose	That consents are notified to any one affected.
OS365.12	Urban Intensification Variation	Oppose	That building consents protect neighbours sunlight.
OS365.13	Urban Intensification Variation	Oppose	That existing subdivisions within Wānaka previously consented with restrictions should have these restrictions left in place and should not be overturned by Central Government or QLDC.
OS365.14	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.911	Oppose	That section size should not be reduced to 300m ² except in a greenfield development where people know what they are buying into.

Angus Roxburgh

Submitter 366

Original Submission No	Provision	Position	Summary
OS366.1	Chapter 13 - Wānaka Town Centre	Support	That the Council approve the proposal to change the zoning of areas in Wānaka from Low to Medium Density Residential.
OS366.2	Chapter 8 - Medium Density Residential	Oppose	That Council give greater consideration to the proposed new height limits and that these are increased across the Medium Density Zone in stages and should not be applied to the entire new zone all at once.

Eve Parker

Submitter 367

Original Submission No	Provision	Position	Summary
OS367.1	Urban Intensification Variation	Oppose	That residential forms of development such as town houses, apartments and terraced housing are not supported.
OS367.2	Urban Intensification Variation	Oppose	That commercial letting of residential properties as short term accommodation for paying guests should be removed instead of restricted.
OS367.3	Urban Intensification Variation	Oppose	That residential forms of development such as town houses, apartments and terraced housing are not supported.
OS367.4	Urban Intensification Variation	Oppose	That the Urban Intensification Variation for Arrowtown is opposed.

Sonya Archibald

Submitter 368

Original Submission No	Provision	Position	Summary
OS368.1	Chapter 8 - Medium Density Residential	Oppose	That all changes to the Medium Density Suburban Residential Zone in relation to Arrowtown be rejected.

Karen Oakes

Submitter 369

Original Submission No	Provision	Position	Summary
OS369.1	Chapter 4 - Urban Development	Oppose	That Lake Hāwea sewage, water systems and infrastructure need to be improved now and developers need to be responsible for putting these systems into place before they destroy the land with mass housing and commercial buildings.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS369.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That Council not proceed with this plan.
OS369.3	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the Medium Density Residential Zone are opposed.
OS369.4	Chapter 9 - High Density Residential	Oppose	That the proposed changes to the High Density Residential Zone are opposed.
OS369.5	Chapter 12 - Queenstown Town Centre	Oppose	That the proposed changes in the Queenstown Town Centre are opposed.
OS369.6	Chapter 15 - Local Shopping Centre Zone	Oppose	That Council do not allow these shopping areas to develop.
OS369.7	Chapter 16 - Business Mixed Use > 16.1 Purpose	Oppose	That there is no Central Business District in Hāwea.
OS369.8	Chapter 27 - Subdivision and Development	Oppose	That Council do not allow subdivision
OS369.9	Urban Intensification Variation	Oppose	That the urban development submission put forward is strongly opposed.

Ian Sawers

Submitter 370

Original Submission No	Provision	Position	Summary
OS370.1	Chapter 13 - Wānaka Town Centre	Oppose	That the current height restrictions are retained as building to a height of 16.5m in Wānaka's Town Centre is unacceptable.
OS370.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That height should be left at 7 meters.

Shane Dorman

Submitter 371

Original Submission No	Provision	Position	Summary
OS371.1	Chapter 13 - Wānaka Town Centre	Oppose	That the Urban Intensification Variation for Wānaka is rejected.
OS371.2	Urban Intensification Variation	Oppose	That intensification should take place in an area such as 3 Parks which as a greenfield site is purpose built for this level of intensification.

Kirsty Jean Sharpe

Submitter 372

Original Submission No	Provision	Position	Summary
OS372.1	Chapter 7 - Lower Density Suburban Residential	Support	That the height limit for Arrowtown be maintained as it currently is.
OS372.2	Chapter 12 - Queenstown Town Centre	Oppose	That building heights of 12 to 14 metres be maintained for commercial buildings near the lake
OS372.3	Urban Intensification Variation	Oppose	That density should not be increased too much as it could take away the present amenity and character of an area eg in Kelvin Heights.

Josef Oakes

Submitter 373

Original Submission No	Provision	Position	Summary
OS373.1	Chapter 4 - Urban Development	Oppose	That the notified amendments are rejected.
OS373.2	Chapter 4 - Urban Development	Oppose	That the notified amendments are rejected.
OS373.3	Chapter 8 - Medium Density Residential	Oppose	That the notified amendments are rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS373.4	Chapter 9 - High Density Residential	Oppose	That the notified amendments are rejected.
OS373.5	Chapter 9 - High Density Residential	Oppose	That the notified amendments are rejected.
OS373.6	Chapter 13 - Wānaka Town Centre	Oppose	That the notified amendments are rejected.
OS373.7	Chapter 15 - Local Shopping Centre Zone	Oppose	That the notified amendments are rejected.
OS373.8	Chapter 16 - Business Mixed Use	Oppose	That the notified amendments are rejected.
OS373.9	Chapter 16 - Business Mixed Use	Oppose	That the notified amendments are rejected.

Janet Lennox

Submitter 374

Original Submission No	Provision	Position	Summary
OS374.1	Chapter 13 - Wānaka Town Centre	Oppose	That high, large, ugly buildings are located in Three Parks if they must be built.
OS374.2	Chapter 13 - Wānaka Town Centre	Oppose	That urban intensification is opposed in downtown Wānaka.

Lynda Walsh-Pasco On Behalf Of Our family

Submitter 375

Original Submission No	Provision	Position	Summary
OS375.1	Chapter 13 - Wānaka Town Centre	Oppose	That any building heights should remain as they are with no increases in building heights in any part of the Town especially in already established areas.
OS375.2	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.1	Oppose	That the recession metres are kept at the current level.
OS375.3	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the current building heights are maintained.
OS375.4	Chapter 27 - Subdivision and Development > 27.2 Objectives	Oppose	That section sizes should remain the same and not allow any infill buildings.

and Policies - District Wide > 27.2.3.2			
OS375.5	Urban Intensification Variation	Oppose	That a visitor levy be introduced to help with the costs to rate payers for services that are required because we allow so many visitors.
OS375.6	Urban Intensification Variation	Oppose	That if smaller and more densely populated areas are needed they should be located in new subdivisions.
OS375.7	Chapter 13 - Wānaka Town Centre	Oppose	That Section sizes are to remain as they are in any part of the town especially in already established areas.

Craig Douglas On Behalf Of Douglas Family

Submitter 376

Original Submission No	Provision	Position	Summary
OS376.1	Chapter 8 - Medium Density Residential	Oppose	That the Urban Intensification Variation as it relates to Arrowtown be withdrawn.

Liz Holland

Submitter 377

Original Submission No	Provision	Position	Summary
OS377.1	Chapter 13 - Wānaka Town Centre	Oppose	That the maximum height is restricted to 2 stories, and only if it does not remove sunlight and views from houses around them.

Phillip Hunt

Submitter 378

Original Submission No	Provision	Position	Summary
OS378.1	Chapter 13 - Wānaka Town Centre	Oppose	That the proposed height limits for Wānaka are rejected.
OS378.2	Urban Intensification Variation	Oppose	That if building up is required do it where no building has yet been started.

Robin Spittle

Submitter 379

Original Submission No	Provision	Position	Summary
OS379.1	Chapter 2 - Definitions	Oppose	That this submission replaces the earlier submission made on 10 September 2023.
OS379.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to the Lower Density Suburban Residential Zone be rejected and existing provisions retained.
OS379.3	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the Medium Density Residential Zone be rejected and existing provisions retained.
OS379.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That existing LDSR height limits be retained as applied to Arrowtown.
OS379.5	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That existing LDSR recession plane limits be retained as applied to Arrowtown.
OS379.6	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That existing MDR height limits be retained as applied to Arrowtown.
OS379.7	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That existing MDR recession plane limits be retained as applied to Arrowtown.
OS379.8	Urban Intensification Variation	Oppose	That Arrowtown should have been immediately discounted for intensification

Chris Hansen On Behalf Of Hansen Family Trust

Submitter 380

Original Submission No	Provision	Position	Summary
OS380.1	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.7	Oppose	That the building height for the Local Shopping Centre zone in Frankton should also be increased to 14 metres.

OS380.2	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.7	Support	That Provision 15.5.7 is supported in part, except as outlined in the submission.
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Mike and Leanne Barton

Submitter 381

Original Submission No	Provision	Position	Summary
OS381.1	Chapter 13 - Wānaka Town Centre	Oppose	That the Variation in its current form is opposed.
OS381.3	Chapter 13 - Wānaka Town Centre	Oppose	That the variation proposal be set aside until further assessments, investigation, costing, planning and consultation is undertaken.
OS381.4	Urban Intensification Variation	Oppose	That Council push back against the urban intensification variation
OS381.5	Urban Intensification Variation	Oppose	That improved vehicle access and parking is identified and provided for .
OS381.6	Urban Intensification Variation	Oppose	That acceptable guidelines be developed to protect existing buildings and users' sunlight and view corridors by including recession planes and setbacks where appropriate.
OS381.7	Urban Intensification Variation	Oppose	That proof be provided that the existing three waters infrastructure will cope with the associated increase in demand from more intense activity, and/or provision made for upgrading these before new height limits are considered.
OS381.8	Urban Intensification Variation	Oppose	That a flood mitigation plan be created and funding be set aside for implementation thereof.
OS381.9	Urban Intensification Variation	Oppose	That a consultative process of all stakeholders be undertaken to better understand the desired character, aesthetic and vibe of the downtown area.

Jenny Lynch

Submitter 382

Original Submission No	Provision	Position	Summary
OS382.1	Urban Intensification Variation	Not Stated	[No content provided by the submitter]

John Dawson On Behalf Of Trustee of M A Dawson Family Trust, owner of 187 Warren St, Wānaka

Submitter 383

Original Submission No	Provision	Position	Summary
OS383.1	Chapter 8 - Medium Density Residential	Oppose	That the height limit of 11m + 1 m in the proposed Medium Density Residential Zone in the Wānaka central residential area be rejected.
OS383.2	Urban Intensification Variation	Support	That the proposed plan change permitting more housing units to be placed on sections in the central Wānaka residential area is supported (but not the additional height of 11+1).
OS383.3	Urban Intensification Variation	Oppose	That council permit more units to be built, but only to the two (not three) story level.

Peter De La Mare

Submitter 384

Original Submission No	Provision	Position	Summary
OS384.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed height from 8m to 11m should be amended for those properties in Fernhill which adjoins Fernhill Road (including rear access properties) between Richards Park Lane and Wynyard Crescent, to be a maximum of 8 metres.

Angela Spackman

Submitter 385

Original Submission No	Provision	Position	Summary
OS385.1	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That the proposed rezoning of the Remarkables Crescent, Riverside Road and Kawarau Place area of Frankton be rejected.
OS385.2	Chapter 8 - Medium Density Residential	Oppose	That if the rezoning remain as notified for the Remarkables Crescent, Riverside Road and Kawarau Place area of Frankton that the building height restriction should be 8 metres, not 12.
OS385.3	Urban Intensification Variation	Oppose	That land in Frankton such as Remarkables Park, 5 Mile and the new Shotover Development be zoned to allow building to three stories.
OS385.4	Urban Intensification Variation	Oppose	That if Central Government requires a change from the 8m maximum building height, then there needs to be Local Government clauses that can decline this type of buildings if it negatively impacts existing neighboring properties.

Jessie-Anne Maher

Submitter 386

Original Submission No	Provision	Position	Summary
OS386.1	Chapter 13 - Wānaka Town Centre	Oppose	That there is no change to the current district plan for central Wānaka.

Doug Hamilton

Submitter 387

Original Submission No	Provision	Position	Summary
OS387.1	Chapter 8 - Medium Density Residential	Oppose	That the variation as it affects Medium Density Residential land should be withdrawn.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS387.2	Chapter 8 - Medium Density Residential	Oppose	That new areas of Wānaka could be more suited to Medium Density Residential zoning and council should focus on those.
OS387.3	Chapter 8 - Medium Density Residential	Oppose	That the Intensification proposal for MDR in Wānaka, specifically in the Kings Drive/Scaife Place area and the Tenby/Roche Street area, be rejected.
OS387.4	Chapter 8 - Medium Density Residential	Oppose	That the MDR proposed for Hāwea be rejected.

Graeme Walker

Submitter 388

Original Submission No	Provision	Position	Summary
OS388.1	Urban Intensification Variation	Oppose	That the Urban Intensification for Arrowtown be set aside.

Ella Hardman On Behalf Of Southern Land

Submitter 389

Original Submission No	Provision	Position	Summary
OS389.1	Chapter 2 - Definitions > 2.1 Definitions > Habitable Room	Support	That the proposed definition for Habitable Room be accepted.
OS389.2	Chapter 2 - Definitions > 2.1 Definitions > Outlook Space	Support	That the proposed definition for Outlook Space be accepted.
OS389.3	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.3.2	Support	That the proposed removal of Lower Density Suburban Residential Zone Policy 7.2.3.2 relating to height limit on sites under 900m2 be accepted.
OS389.4	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.4	Support	That the proposed variation to Lower Density Suburban Residential Zone Rule 7.4.4 in relation to one residential unit being permitted on all sites that are less than 450m2 be accepted.
OS389.5	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Support	That the proposed variation to Lower Density Residential Zone Rule 7.5.1 in relation to increased height limits be accepted.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS389.6	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.2	Support	That the proposed removal of Lower Density Residential Zone Rule 7.5.2 be accepted.
OS389.7	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.3	Support	That the proposed removal of Lower Density Residential Zone Rule 7.5.3 be accepted.
OS389.8	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.5 7	Support	That the proposed variation to Lower Density Residential Zone Rule 7.5.5 in relation to increased recession planes be accepted.
OS389.9	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.1.4	Support	That the proposed variation to Medium Density Residential Zone Policy 8.2.1.4 in relation to the addition of low-rise apartments be accepted.
OS389.10	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.2	Support	That the proposed variation to Medium Density Residential Zone Policy 8.2.5.2 in relation to the reduction in car parking where sites are located within 800m of a bus stop or edge of a town centre be accepted.
OS389.11	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Support	That the proposed variation to Medium Density Residential Zone Rule 8.5.1 be accepted.
OS389.12	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.4	Support	That the proposed variation to Medium Density Residential Zone Rule 8.5.4 be accepted.
OS389.13	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Support	That the proposed variation to Medium Density Residential Zone Rule 8.5.5 be accepted.
OS389.14	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.6	Support	That the proposed variation to Medium Density Residential Zone Rule 8.5.6 be accepted.
OS389.15	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.7 5	Support	That the proposed variation to Medium Density Residential Zone Rule 8.5.7 in relation to recession plane provisions be accepted.
OS389.16	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.11 10	Support	That the proposed variation to Medium Density Residential Zone Rule 8.5.11 be accepted.
OS389.17	Chapter 8 - Medium Density Residential > 8.4 Rules - Activities > 8.4.10	Support	That the proposed variation to Medium Density Residential Zone Rule 8.4.10 be accepted.
OS389.18	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.2.1	Support	That the proposed variation to High Density Residential Zone Policy 9.2.2.1 in relation to permeable surface for stormwater and amenity be accepted.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS389.19	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Support	That the proposed variation to High Density Residential Zone Policy 9.2.3.1 in relation to height setback for upper floors be accepted.
OS389.20	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.6.3	Support	That the proposed variation to High Density Residential Zone Policy 9.2.6.3 be accepted.
OS389.21	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.6.5	Support	That the proposed variation to High Density Residential Zone Policy 9.2.6.5 be accepted.
OS389.22	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the proposed variation to High Density Residential Zone Rule 9.4.5 be accepted.
OS389.23	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Support	That the proposed variation to High Density Residential Zone Rule 9.5.1 be accepted.
OS389.24	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.2	Support	That the proposed variation to High Density Residential Zone Rule 9.5.2 be accepted.
OS389.25	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Support	That the proposed variation to High Density Residential Zone Rule 9.5.3 be accepted.
OS389.26	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.4.4	Support	That the proposed variation to High Density Residential Zone Rule 9.4.4 be accepted.
OS389.27	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.36	Support	That the proposed variation to High Density Residential Zone Rule 9.5.3 be accepted.
OS389.28	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96	Support	That the proposed variation to High Density Residential Zone Rule 9.5.96 (Minimum Boundary Setbacks) be accepted.
OS389.29	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7	Support	That the proposed variation to High Density Residential Zone Rule 9.5.7 be accepted.
OS389.30	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That the proposed variation to High Density Residential Zone Rule 9.5.8 be accepted.
OS389.31	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.1	Support	That the proposed variation to the Wānaka Town Centre Zone rule 13.5.1 be accepted.
OS389.32	Chapter 13 - Wānaka Town Centre > 13.4 Rules - Activities > 13.4.4	Support	That the proposed variation to the Wānaka Town Centre Zone Rule 13.4.4 be accepted.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS389.33	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.2	Support	That the proposed variation to the Wānaka Town Centre Zone Rule 13.5.2 be accepted.
OS389.34	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.9	Support	That the proposed variation to the Wānaka Town Centre Zone Rule 13.5.9 be accepted.
OS389.35	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Support	That the proposed variation to the Wānaka Town Centre Zone Rule 13.5.10 be accepted.
OS389.36	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.2	Support	That the proposed variation to the Local Shopping Centre Zone Rule 15.5.2 be accepted.
OS389.37	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.8	Support	That the proposed variation to the Business Mixed Use Zone Rule 16.5.8 be accepted.
OS389.38	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.9	Support	That the proposed variation to the Business Mixed Use Zone rule 16.5.9 be accepted.
OS389.39	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Support	That the proposed variation to the Subdivision and Development Rule 27.6.1 be accepted.
OS389.40	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Support	That the proposed variation to the Subdivision and Development Rule 27.7.30 be accepted.
OS389.41	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.33 > 27.7.33.1	Support	That the proposed variation to the Subdivision and Development Rule 27.7.33.1 be accepted.
OS389.42	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8	Support	That the proposed variation to the Queenstown Town Centre Rule 12.5.8 be accepted.
OS389.43	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Support	That the proposed variation to the Queenstown Town Centre Rule 12.5.9 be accepted.
OS389.44	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.10	Support	That the proposed variation to the Queenstown Town Centre Rule 12.5.10 be accepted.

Sumi Almquist

Submitter 390

Original Submission No	Provision	Position	Summary
OS390.1	Chapter 9 - High Density Residential	Oppose	That any height variations be done on a case-by-case basis with the full input of the community.
OS390.2	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Oppose	That there be no changes in anything until a more democratic process is installed.
OS390.3	Chapter 27 - Subdivision and Development	Oppose	That the proposed changes to Chapter 27 be rejected.

Jeremy Railton

Submitter 391

Original Submission No	Provision	Position	Summary
OS391.1	Chapter 8 - Medium Density Residential	Oppose	That Arrowtown be excluded from Medium Density Residential Zoning.

Wayne Scott On Behalf Of Family

Submitter 392

Original Submission No	Provision	Position	Summary
OS392.1	Chapter 13 - Wānaka Town Centre	Oppose	That the proposed variation be amended to exclude the central town area from Brownston Street to the golf course, between Helwick Street and McDougall Street.
OS392.2	Urban Intensification Variation	Oppose	That the allowing of residential blocks at or close to the proposed allowable limits (four or five stories) in Wānaka be rejected.
OS392.3	Urban Intensification Variation	Oppose	That the response to the national requirements be applied to greenfields environments rather than Wānaka.

Bronwyn van't Hof

Submitter 393

Original Submission No	Provision	Position	Summary
OS393.1	Chapter 13 - Wānaka Town Centre	Oppose	That the status quo for zoning and urban density restrictions should be maintained for Wānaka.
OS393.2	Chapter 16 - Business Mixed Use	Oppose	That the suggested excessive height increase from 12m to 16.5m is not endorsed or supported.
OS393.3	Chapter 4 - Urban Development	Oppose	That the status quo for zoning and urban density restrictions be maintained for Queenstown Lakes District with more consideration given to the matters raised in the submission.
OS393.4	Chapter 8 - Medium Density Residential	Oppose	That the status quo for zoning and urban density restrictions should be maintained for Wānaka.

Angus and Esther Mabin

Submitter 394

Original Submission No	Provision	Position	Summary
OS394.1	Chapter 9 - High Density Residential	Oppose	That the proposed new height limits with fully on street parking between Pembroke Park and the Wānaka Golf Course is rejected.

Grant Kavali

Submitter 395

Original Submission No	Provision	Position	Summary
OS395.1	Chapter 8 - Medium Density Residential	Oppose	That Arrowtown be excluded from any intensification whatsoever and in perpetuity, so as to protect the visual amenity and maintain the historic nature of the township.

Glenn Taylor

Submitter 396

Original Submission No	Provision	Position	Summary
OS396.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.1	Support	That 13.5.1 is supported.
OS396.2	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.2	Support	That 13.5.2 is supported subject to the standard being considered with an applicant's ability to arrange rubbish collection and the frequency of that collection.
OS396.3	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.6	Support	That the inclusion of verandas is supported in principle, if the Licence to Occupy for an area beneath a veranda paid for by the applicant is not unreasonably withheld.
OS396.4	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.9	Support	That 13.5.9 is supported.
OS396.5	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Support	That the increased height is supported within the central business district.
OS396.6	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.15	Support	That 13.5.15 is supported.
OS396.7	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.16	Support	That 13.5.16 is supported with further clarification on floor to ceiling height, preferably specifying a floor to floor height for the proposed ground floor minimum.
OS396.8	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards	Support	That 13.5.14.1 is supported.
OS396.9	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards	Support	That 13.5.14.2 is supported.
OS396.10	Chapter 13 - Wānaka Town Centre	Support	That 13.1.1.1 is supported.
OS396.11	Chapter 13 - Wānaka Town Centre	Support	That 13.1.1.2 is supported.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS396.12	Chapter 13 - Wānaka Town Centre	Support	That 13.1.2.5 is supported.
OS396.13	Chapter 13 - Wānaka Town Centre	Support	That 13.1.2.6 is supported.
OS396.14	Chapter 13 - Wānaka Town Centre	Support	That 13.1.2.7 is supported.
OS396.15	Chapter 13 - Wānaka Town Centre	Support	That 13.1.2.8 is supported.
OS396.16	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.2 > 13.5.2.1	Support	That 13.5.2.1 is supported subject to consideration of the applicant's ability to arrange rubbish collection and the frequency of that collection.
OS396.17	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.2 > 13.5.2.2	Support	That 13.5.2.2 is supported subject to consideration of the applicant's ability to arrange rubbish collection and the frequency of that collection.
OS396.18	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.2 > 13.5.2.3	Support	That 13.5.2.3 is supported subject to consideration of the applicant's ability to arrange rubbish collection and the frequency of that collection.
OS396.19	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.2 > 13.5.2.4	Support	That 13.5.2.4 is supported subject to consideration of the applicant's ability to arrange rubbish collection and the frequency of that collection.

Isabella Desbonnets

Submitter 397

Original Submission No	Provision	Position	Summary
OS397.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed Variation to the district plan for Arrowtown be withdrawn.

Linda Murray

Submitter 398

Original Submission No	Provision	Position	Summary
OS398.1	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Support	That the proposed amendments are retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS398.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.911	Support	That the proposed amendments are retained as notified.
OS398.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Support	That the proposed amendments are retained as notified.
OS398.4	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Support	That the proposed amendments are retained as notified.
OS398.5	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Support	That the proposed amendments are retained as notified.

Glenys Hoffmann

Submitter 399

Original Submission No	Provision	Position	Summary
OS399.1	Chapter 2 - Definitions > 2.1 Definitions > Habitable Room	Oppose	That the proposed amendments are rejected.
OS399.3	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Oppose	That the proposed amendments are rejected.
OS399.4	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed amendments are rejected.

Klara Bedggood-Nimmo

Submitter 400

Original Submission No	Provision	Position	Summary
OS400.1	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That the intensification plan for Hāwea be rejected.
OS400.2	Urban Intensification Variation	Support	That intensification of housing in the Three Parks area is supported.

Tony Bates

Submitter 401

Original Submission No	Provision	Position	Summary
OS401.1	Chapter 27 - Subdivision and Development	Oppose	That the notified amendments are rejected.
OS401.2	Chapter 2 - Definitions	Oppose	That the notified amendments are rejected.
OS401.3	Chapter 4 - Urban Development	Oppose	That the notified amendments are rejected.

Lucy Wright

Submitter 402

Original Submission No	Provision	Position	Summary
OS402.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed Variation to the district plan for Arrowtown be withdrawn.

Freddy Wright

Submitter 403

Original Submission No	Provision	Position	Summary
OS403.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed Variation to the district plan for Arrowtown be withdrawn or cancelled.

Alex Booker On Behalf Of Queenstown Commercial Limited

Submitter 404

Original Submission No	Provision	Position	Summary
OS404.1	Urban Intensification Variation	Oppose	That the Low Density Suburban Residential Zone on the Proposed District Plan planning maps be extended to include part of the land currently zoned Rural (outside of the Outstanding Natural Landscape) at Double Rock Lane, Lake Hayes as identified in the submission figure 1 (Part of Lot 401 DP 561673), and the Urban Growth Boundary be extended to include the rezoned land.
OS404.2	Urban Intensification Variation	Oppose	That any other consequential, related, or necessary relief required to give effect to the intention of the Submission including but not limited to: any alternative rezoning / extension of urban zoning over the Rezoning Land, such as MDSRZ or any rural living zone or special zone be applied; the application of any site-specific provisions in order to respond to to specific planning constraints and opportunities for the rezoned land.
OS404.3	Urban Intensification Variation	Support	That the submitter generally supports the variation

Rebecca Hadley

Submitter 405

Original Submission No	Provision	Position	Summary
OS405.1	Chapter 2 - Definitions > 2.1 Definitions	Oppose	That the Urban Intensification Variation be declined for Arrowtown.

Geoff Currie

Submitter 406

Original Submission No	Provision	Position	Summary
OS406.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the variation be rejected.
OS406.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the variation be rejected.
OS406.3	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.3.1	Oppose	That the variation be rejected.
OS406.4	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.3.2	Oppose	That the variation be rejected.
OS406.5	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.3.1	Oppose	That the variation be rejected.
OS406.6	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.3.2	Oppose	That the variation be rejected.
OS406.7	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.2	Oppose	That the variation be rejected.
OS406.8	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the variation be rejected.
OS406.9	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.4	Oppose	That the variation be rejected.
OS406.10	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That the variation be rejected.
OS406.11	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.6	Oppose	That the variation be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS406.12	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That the variation be rejected.
OS406.13	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > 13.2.2	Oppose	That the variation be rejected.
OS406.14	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.2.3	Oppose	That the variation be rejected.
OS406.15	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.1	Oppose	That the variation be rejected.
OS406.16	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.9	Oppose	That the variation be rejected.
OS406.17	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the variation be rejected.
OS406.18	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.15	Oppose	That the variation be rejected.
OS406.19	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Oppose	That the variation be rejected.
OS406.20	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.6	Oppose	That the variation be rejected.
OS406.21	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > 13.2.2	Oppose	That the policy refer to achieving high quality urban design outcomes that are consistent with the existing character of Wānaka, which is characterised by low rise buildings, open spaces, and sunny aspects.
OS406.22	Urban Intensification Variation	Oppose	That Three Parks offers ample opportunity for intensive development

Pauline Stringer

Submitter 407

Original Submission No	Provision	Position	Summary
OS407.1	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That 1 Ballantyne Road should not be a Medium Density Zone.
OS407.2	Chapter 4 - Urban Development > 4.1 Purpose	Oppose	That QLDC does not adopt the NPS UD for Wānaka, or alternatively that if it is adopted, it should be focused on creating affordable housing closer to new business district Three Parks.
OS407.3	Urban Intensification Variation	Oppose	That revision of the use of any residential zone on Parks or Open Spaces be included in the consultation.

Bruce Hebbard

Submitter 408

Original Submission No	Provision	Position	Summary
OS408.1	Chapter 12 - Queenstown Town Centre	Oppose	That the Urban Intensification Variation be put on hold until the roading network is upgraded.
OS408.2	Chapter 13 - Wānaka Town Centre	Oppose	That the Urban Intensification Variation be put on hold until the roading network can be upgraded.
OS408.3	Chapter 13 - Wānaka Town Centre	Oppose	That the density plan is opposed in part.
OS408.4	Chapter 12 - Queenstown Town Centre	Oppose	That the density plan is opposed in part.
OS408.5	Urban Intensification Variation	Oppose	<ngx-speller-input-text class="ngx-speller-input-text" style="margin: 0px; padding: 0px; font-family: Roboto, 'Helvetica Neue', sans-serif; display: flex; flex-direction: column; width: 864px; height: 239.756px; position: absolute; top: 0px; left: 0px; font-size: 14px; background-color: #ffffff; scrollbar-width: thin

!important;"><ngx-speller-textarea style="margin: 0px; padding: 0px; display: flex; flex-direction: column; width: 864px; height: 239.756px; scrollbar-width: thin !important;">That the roading authority should identify roads which require remediation, draw plans and specifications for work, lead contracts to carry out the work required. <ngx-speller-text-ghost class="textarea__text-ghost" style="margin: 0px; padding: 0px; z-index: -1; position: absolute; top: 0px; left: 0px; bottom: 0px; overflow: auto; width: 864px; scrollbar-width: thin !important;"></ngx-speller-text-ghost></ngx-speller-textarea></ngx-speller-input-text>

That the roading authority should identify roads which require remediation, draw plans and specifications for work, lead contracts to carry out the work required.

Donald Irvine On Behalf Of Donald Irvine and Lorraine Irvine

Submitter 409

Original Submission No	Provision	Position	Summary
OS409.1	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Oppose	That current height restriction for Wānaka should remain.

Rosie Hill On Behalf Of FII Holdings Limited

Submitter 410

Original Submission No	Provision	Position	Summary
OS410.1	Urban Intensification Variation	Oppose	That the part of 145 Frankton Ladies Mile Highway (Section 3 SO 502556 and held in Record of Title 806429) which is zoned High Density be rezoned to Business Mixed Us Zone.
OS410.2	Urban Intensification Variation	Oppose	That in the alternative to rezoning the full HDR Zone portion of the Site (145 Frankton-Ladies Mile Highway), the submitter seeks an extension. of the BMUZ zoning up to the "Primary Road connection between SH6 and Ferry Hill Drive" denoted across the Site, within the Frankton North Structure Plan.
OS410.3	Urban Intensification Variation	Oppose	That in addition to the above rezoning sought, or as a further alternative, the Submitter seeks amendments to the HDRZ Frankton North provisions applying to the Site (145 Frankton-Ladies Mile Highway) to create greater flexibility in the development and intensification of mixed business use activities, and any other site-specific provisions necessary as a result of BMUZ zoning extension.
OS410.4	Chapter 9 - High Density Residential	Oppose	That Chapter 9 (including the Frankton North Structure Plan) be amended to include a site-specific framework for mixed use business and yard-based activities at Frankton North or specifically within the Site.
OS410.5	Chapter 27 - Subdivision and Development	Oppose	That Chapter 27 (including the Frankton North Structure Plan) be amended to include a site-specific framework for mixed use business and yard-based activities at Frankton North, or specifically within the site.
OS410.6	Urban Intensification Variation	Oppose	That any consequential rezoning or site-specific planning provisions within the site or on adjacent landholdings are provided for to ensure a coherent and consistent rezoning outcome is achieved for the Frankton North area.
OS410.7	Urban Intensification Variation	Oppose	That the Variation be amended to include the application of any site-specific provisions in order to respond to specific planning constraints and opportunities, within the BMUZ, HDR and/or higher order and district-wide chapters of the Proposed District Plan.

Joan Kiernan

Submitter 411

Original Submission No	Provision	Position	Summary
OS411.1	Urban Intensification Variation	Oppose	That the proposed Queenstown intensification is opposed.

Nicola Woodley On Behalf Of Meadowstone Trust

Submitter 412

Original Submission No	Provision	Position	Summary
OS412.1	Chapter 9 - High Density Residential	Oppose	That there is no alteration to the existing 7 metre height restriction in central Wānaka.
OS412.2	Chapter 9 - High Density Residential	Oppose	That the proposed 12 metre building height with fully on street parking between Pembroke Park and the Wānaka Golf Course is opposed.
OS412.3	Urban Intensification Variation	Oppose	That intensification should be in unbuilt areas such as Three Parks, Luggate and further afield, not in the central town and surrounds.

Maree Baker-Galloway On Behalf Of Jay and Jewell Cassells

Submitter 413

Original Submission No	Provision	Position	Summary
OS413.1	Chapter 9 - High Density Residential	Oppose	That the proposed rezoning from Medium Density to High Density over the area bounded by Hobart St, Park St, and Frankton Rd be rejected.
OS413.2	Urban Intensification Variation	Oppose	That the existing Medium Density zoning over the area bounded by Hobart St, Park St and Frankton Rd be retained.
OS413.3	Urban Intensification Variation	Oppose	That the current Medium Density Residential Zoning framework, including the 8 metre height standard and the 250 sq metre density standard, be retained for the area bounded by Hobart St, Park St and Frankton Rd.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS413.4	Urban Intensification Variation	Oppose	That the planning maps be updated to include a Special Character Area overlay over the area bounded by Hobart St, Park St and Frankton Rd.
OS413.5	Chapter 9 - High Density Residential	Oppose	That Chapter 9 be amended to maintain the special residential and amenity character of the area bounded by Hobart St, Park St and Frankton Rd, including retaining the 8 metre height standard and the 250 square metre density standard.
OS413.6	Urban Intensification Variation	Oppose	That the submitter seeks any additional amended consequential or further relief in order reflect the intent of matters raised.

Rob Miles On Behalf Of Mishriki Holdings Limited

Submitter 414

Original Submission No	Provision	Position	Summary
OS414.1	Chapter 9 - High Density Residential	Support	That the proposed intensification variation is approved.
OS414.2	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Support	That the proposed permitted building height of 16.5m is supported.
OS414.3	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Support	That the proposed recession planes of 60 degrees generally (with 45 degrees on the southern boundary) from 8 metres above ground level are supported.
OS414.4	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7 > 9.5.7.1	Support	That the additional 2m setback from all boundaries on buildings with a height in excess of 10m from the ground level is supported.
OS414.5	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7	Support	That new building height setbacks at upper floors are supported.
OS414.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That new outlook space standards are supported.
OS414.7	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.2	Support	That increased permitted building coverage to 70% is supported.

Maree Baker-Galloway On Behalf Of FRJ Developments Limited

Submitter 415

Original Submission No	Provision	Position	Summary
OS415.1	Chapter 9 - High Density Residential	Oppose	That the height rule is amended in relation to the site to reflect the height enabled by the hotel consent.
OS415.2	Urban Intensification Variation	Oppose	That the development opportunities for the site identified in the submission are maintained, and views from the road are protected.
OS415.3	Urban Intensification Variation	Oppose	That any additional, amended, consequential or further relief is made in order to reflect the intent of the matters raised in this submission.

Melissa Broadbent

Submitter 416

Original Submission No	Provision	Position	Summary
OS416.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That Arrowtown be permanently excluded from the LOWER DENSITY SUBURBAN RESIDENTIAL ZONE provisions set out in the Variation.
OS416.9	Chapter 8 - Medium Density Residential	Oppose	That Arrowtown be permanently excluded from the MDRZ provisions set out in the Variation.

Maree Baker-Galloway On Behalf Of Kelvin Capital Limited

Submitter 417

Original Submission No	Provision	Position	Summary
OS417.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to Chapter 7 be amended so the rules and standards in respect of density and height in the Lower Density Suburban Residential Zone at Kelvin Heights

Urban Intensification – Summary of Decisions Requested 16 May 2024

			are the same as currently applied under the Proposed District Plan.
OS417.2	7 > 7.5	Oppose	That the proposed changes to rule 7.51 be amended so the rules and standards in respect of density and height in the Lower Density Suburban Residential Zone at Kelvin Heights are the same as currently applied under the Proposed District Plan.
OS417.3	7 > 7.5	Oppose	That the proposed changes to rule 7.5.9 be amended so the rules and standards in respect of density and height in the Lower Density Suburban Residential Zone at Kelvin Heights are the same as currently applied under the Proposed District Plan.
OS417.4	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That proposed rule 27.6.1 be amended so that the minimum lot area for subdivision in the Lower Density Suburban Residential Zone at Kelvin Heights continues to be 450 square metres, not 300 square metres.
OS417.5	Urban Intensification Variation	Oppose	That without derogating from the generality of the above, the submitter seeks any additional, amended, consequential or further relive in order to reflect the intent of the matters raised in this submission.

Jillaine Fleming

Submitter 418

Original Submission No	Provision	Position	Summary
OS418.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That Arrowtown be excluded completely from the proposed changes to the provisions.
OS418.2	Chapter 8 - Medium Density Residential	Oppose	That Arrowtown be excluded completely from the proposed changes to the provisions.

Nadine Conway

Submitter 419

Original Submission No	Provision	Position	Summary
OS419.1	Chapter 8 - Medium Density Residential	Oppose	That Arrowtown be excluded from being designated Medium Density Residential in the Proposed District Plan.

Deane Fleming

Submitter 420

Original Submission No	Provision	Position	Summary
OS420.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That Arrowtown be excluded completely from proposed changes to the provisions.
OS420.2	Chapter 8 - Medium Density Residential	Oppose	That Arrowtown be excluded completely from proposed changes to the provisions.

Raymond OCallaghan

Submitter 421

Original Submission No	Provision	Position	Summary
OS421.1	Chapter 8 - Medium Density Residential	Oppose	That things are left as status quo.

Katherine Evans

Submitter 422

Original Submission No	Provision	Position	Summary
OS422.1	Chapter 4 - Urban Development	Oppose	That urban development as depicted with the height and quantity of proposed new housing is not allowed.

Jane Peasey

Submitter 423

Original Submission No	Provision	Position	Summary
OS423.1	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That the proposed variations be rejected.
OS423.2	Urban Intensification Variation	Oppose	That the proposed Variation to the Proposed District Plan be rejected in its entirety.

Sandy Anderson

Submitter 424

Original Submission No	Provision	Position	Summary
OS424.1	Chapter 2 - Definitions	Oppose	That the existing Wānaka housing densities remain the same.
OS424.2	Urban Intensification Variation	Oppose	That higher density limits be applied to all new development areas instead of existing neighbourhoods.
OS424.3	Urban Intensification Variation	Oppose	That both sides of Macpherson Street in Wānaka retain their current density.
OS424.4	Urban Intensification Variation	Oppose	That legal proof for the original classification for urban density living of the DOC land on one side of Macpherson Street be provided.
OS424.5	Urban Intensification Variation	Oppose	That space surrounding Wānaka be developed into housing, especially areas like Three Parks with higher density commercial and residential development, rather than building the town centre up.

Hamish Ruddenklau

Submitter 425

Original Submission No	Provision	Position	Summary
OS425.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That the rule remain as non-complying.
OS425.2	Chapter 4 - Urban Development	Oppose	That the proposed rezoning to Medium Density Residential along Remarkables Crescent, Riverside Road, and Kawarau Place be rejected.
OS425.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That the rule remain as non-complying.
OS425.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the maximum height for sloping sites is 7 metres.
OS425.5	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.2	Oppose	That the provision is kept as is and proposed amendments rejected.
OS425.6	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That the rule remain as non-complying.
OS425.7	Chapter 4 - Urban Development	Oppose	That the proposed rezoning to Medium Density Residential along St Georges Avenue and Highview Terrace be rejected.
OS425.8	Urban Intensification Variation	Oppose	That increased density is done in places like the Queenstown CBD where it is close to workplaces and food amenities.

Niamh Shaw

Submitter 426

Original Submission No	Provision	Position	Summary
OS426.1	Chapter 13 - Wānaka Town Centre	Oppose	That the proposed amendments to Chapter 13 - Wānaka Town Centre be rejected as it is not an 'appropriate location' for building heights up to 16.5m.
OS426.2	Urban Intensification Variation	Oppose	That before attempting to apply a blunt instrument like the NPS-UD to a small township like Wānaka (or Hāwea or Arrowtown), strategic and cohesive urban planning

Urban Intensification – Summary of Decisions Requested 16 May 2024

			should be conducted including the feasibility of supporting infrastructure, traffic and parking planning, and the evolution of Wānaka’s urban centre.
OS426.3	Urban Intensification Variation	Oppose	That there are more appropriate locations in Wānaka for this level of intensification, including potentially Three Parks and areas where tall buildings can be less obstructively incorporated into the landscape.
OS426.4	Urban Intensification Variation	Oppose	That while Chapter 7 (Lower Density Suburban Residential) is meant to provide a more diverse and affordable housing stock, meaningful improvements in housing affordability are only likely in conjunction with better disincentive, regulation and enforcement around absentee property owners.

Elisabeth Key

Submitter 427

Original Submission No	Provision	Position	Summary
OS427.1	Chapter 8 - Medium Density Residential	Oppose	That QLDC and the Regional Council refuse medium density housing and its height restrictions.
OS427.2	Urban Intensification Variation	Oppose	That Arrowtown be shifted from Tier 1 to Tier 3.
OS427.3	Urban Intensification Variation	Oppose	That QLDC constrain developers with the introduction of compulsory community buildings and land set aside for schools in all areas of the district.
OS427.4	Urban Intensification Variation	Oppose	That all developers provide mixed types of housing (2, 3 and 4 bedroom houses) to provide for all budgets.
OS427.5	Urban Intensification Variation	Oppose	That all developers be constrained to build pensioner or affordable housing on a rent to buy scheme.
OS427.6	Urban Intensification Variation	Oppose	That a percentage of housing be for first time homeowners in all subdivisions.
OS427.7	Urban Intensification Variation	Oppose	That real estate agents not be allowed to land bank.
OS427.8	Urban Intensification Variation	Oppose	That QLDC speak out against regulation that do not benefit the community.

Elaine Thompson

Submitter 428

Original Submission No	Provision	Position	Summary
OS428.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That this proposed variation be fully revoked and rejected.
OS428.2	Chapter 8 - Medium Density Residential	Oppose	That the proposed variation be fully revoked and rejected.

Peter James

Submitter 429

Original Submission No	Provision	Position	Summary
OS429.1	Chapter 9 - High Density Residential	Oppose	That the proposed amendments be rejected.

Allan Panting

Submitter 430

Original Submission No	Provision	Position	Summary
OS430.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards	Oppose	That QLDC has an obligation to ensure that the proposed changes are customised to better serve the needs of each local community.
OS430.2	Urban Intensification Variation	Oppose	That QLDC place the proposal on hold and take a much broader approach to urban planning.
OS430.3	Urban Intensification Variation	Oppose	That increased urban development is supported, but only in ways which preserve our urban spaces as relaxed and pleasant places to live, work, shop and relax.
OS430.4	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Oppose	That the provision requires reconsideration encouraging more semi-detached housing with resulting larger green spaces.
OS430.5	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the provision is opposed as it is possible to design and build adequate two storey housing within the current 7m height limit.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS430.6	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Oppose	That the provision is opposed as it is a meaningless statement offering no real protection of amenity values enjoyed by existing ratepayers.
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Amy Wong

Submitter 431

Original Submission No	Provision	Position	Summary
OS431.1	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Oppose	That the proposed increase of height of 20 metres in Height Precinct 3 and 24 metres are opposed.
OS431.2	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Oppose	That the maximum height of any building in Central Queenstown should not exceed 16 metres.
OS431.3	Urban Intensification Variation	Support	That the intensification of residential areas is supported.

Kelvin Jackson

Submitter 432

Original Submission No	Provision	Position	Summary
OS432.1	Chapter 4 - Urban Development	Oppose	That it be thrown out.

Ian Ruddenklau

Submitter 433

Original Submission No	Provision	Position	Summary
OS433.1	Chapter 4 - Urban Development	Oppose	The the existing Low Density Suburban Residential Zoning remains for the area along St Georges Avenue and Highview Terrace instead of the proposed Medium Density Residential Zoning.
OS433.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the rule remain for flat sites.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS433.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That recession plane activity status remain non complying.
OS433.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.2	Oppose	That this rule remain as is.

Geoffrey Tomkins

Submitter 434

Original Submission No	Provision	Position	Summary
OS434.1	Chapter 13 - Wānaka Town Centre	Support	That the proposed maximum height for all new buildings in the Wānaka is reduced to 12m or appropriately scaled to a lesser height closer to the Lake to maintain the existing Lakeside facade.

Debbie Jackson

Submitter 435

Original Submission No	Provision	Position	Summary
OS435.1	Chapter 4 - Urban Development	Oppose	That the Urban Intensification Variation is opposed.

David Brewer

Submitter 436

Original Submission No	Provision	Position	Summary
OS436.1	Chapter 13 - Wānaka Town Centre	Oppose	That any of the proposed changes are rejected.

Thomas Brankin

Submitter 437

Original Submission No	Provision	Position	Summary
OS437.1	Chapter 13 - Wānaka Town Centre	Oppose	That the zone change be turned down.
OS437.2	Urban Intensification Variation	Oppose	That the NW side of Monument hill and the hill side behind Tenby Street should be considered for greater heights.

Anna Lightfoot

Submitter 438

Original Submission No	Provision	Position	Summary
OS438.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the Medium Density Residential Zone in Arrowtown be removed.
OS438.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to the Lower Density Suburban Residential Zone in Arrowtown be removed.
OS438.3	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed changes to lot sizes in Arrowtown be removed.

Roger Leigh

Submitter 439

Original Submission No	Provision	Position	Summary
OS439.1	Urban Intensification Variation	Oppose	That the proposal be reformed to strike a better balance for the Queenstown Lakes District given the predominance of sloping sites.
OS439.2	Urban Intensification Variation	Support	That the mapping for Fernhill is supported as notified.
OS439.3	Chapter 8 - Medium Density Residential	Support	That the current PDP rules and mapping for MDR be retained for residential properties on Fernhill Road.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS439.4	Urban Intensification Variation	Oppose	That 45 Wynyard Crescent be zoned to match the zoning of adjacent sites on Fernhill Road.
OS439.5	Urban Intensification Variation	Oppose	That any other changes be made that are necessary to give effect to this submission.

Hilary Tomkins

Submitter 440

Original Submission No	Provision	Position	Summary
OS440.1	Chapter 13 - Wānaka Town Centre	Oppose	That the maximum building height in the CBD is restricted to 12m with a lower limit of 8 to 10m closer to the Lake on Ardmore Street. The objection is only to the height of buildings in the area of the cbd, not to the Three Parks development.

Andrew Chambers On Behalf Of The Chambers Family Trust

Submitter 441

Original Submission No	Provision	Position	Summary
OS441.1	Chapter 9 - High Density Residential	Oppose	That the site for urban intensification in Wānaka is moved to Three Parks and the current zoning maintained for the area between Pembroke Park and the Wānaka Golf Course.
OS441.2	Urban Intensification Variation	Oppose	That the variation to rezone the area between Pembroke Park and the Wānaka Golf Course to allow building heights of 12m is opposed.
OS441.3	Urban Intensification Variation	Oppose	That this variation is strongly objected and the threat to the Wānaka township that it could bring.
OS441.4	Urban Intensification Variation	Oppose	That the Three Parks area is the most appropriate site for Urban Intensification.

Shari Mannan On Behalf of Myself and Paul Wilson (husband)

Submitter 442

Original Submission No	Provision	Position	Summary
OS442.1	Chapter 8 - Medium Density Residential	Oppose	That the zoning for the area west of MacPherson Street (triangular area boarded by Ballantyne Rd, Wānaka-Luggate Highway and MacPherson St) remain as is.
OS442.2	Chapter 13 - Wānaka Town Centre	Oppose	That intensification occur around new commercial areas such as Three Parks, rather than Wānaka Town Centre.
OS442.3	Urban Intensification Variation	Oppose	That a better alternative for intensive housing development would be to utilise land around Three Parks.

Matthew Carter

Submitter 443

Original Submission No	Provision	Position	Summary
OS443.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed increase in building heights to the Lower Density Suburban Zone of Arrowtown be rejected.
OS443.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed increase in building heights to the Medium Density Zone of Arrowtown be rejected.
OS443.3	Urban Intensification Variation	Oppose	That the proposed variation be amended to exclude Arrowtown.

Tamsin Carter

Submitter 444

Original Submission No	Provision	Position	Summary
OS444.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That Arrowtown be excluded from the proposed changes to building height rules in the Lower Density Suburban Zone.
OS444.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That Arrowtown be excluded from the proposed changes to building height rules in the Medium Density Zone.
OS444.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That Arrowtown be excluded from the proposed changes to recession planes in the Lower Density Suburban Zone.
OS444.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That Arrowtown be excluded from the proposed changes to recession planes in the Medium Density Zone.

Peter Robinson

Submitter 445

Original Submission No	Provision	Position	Summary
OS445.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the changes be withdrawn.
OS445.2	Chapter 4 - Urban Development	Oppose	That the changes be withdrawn.
OS445.3	Chapter 9 - High Density Residential	Oppose	That the proposal be withdrawn.
OS445.4	Chapter 16 - Business Mixed Use	Oppose	That the proposal be withdrawn.
OS445.5	Chapter 27 - Subdivision and Development	Oppose	That the proposal be withdrawn.
OS445.6	Chapter 8 - Medium Density Residential	Oppose	That the proposal be withdrawn.
OS445.7	Chapter 12 - Queenstown Town Centre	Oppose	That the proposal be withdrawn.
OS445.8	Urban Intensification Variation	Oppose	That all elements of the Urban Intensification Plan be withdrawn and the entire plan rethought.

Karen Kennedy

Submitter 446

Urban Intensification – Summary of Decisions Requested 16 May 2024

Original Submission No	Provision	Position	Summary
OS446.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the variation as it applies to the Lower Density Suburban Residential Zone, particularly as it applies to Wānaka, is opposed.
OS446.2	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Oppose	That changes to the Chapter 7 zone purpose which allow sites down to an average land density of 300 square metres and to enable a range of housing sizes and typologies are opposed.
OS446.3	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.3.2	Oppose	That 7.2.3.2 which seeks to limit building heights on sites smaller than 900 square metres be deleted.
OS446.4	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.3.2	Oppose	That building height be restricted on smaller lots.
OS446.5	Chapter 7 - Lower Density Suburban Residential > 7.3 Other Provisions and Rules > 7.3.2.4	Oppose	That amendments to 7.3.2.4 relating to interpretation and application of rules and standards to enable average densities are opposed.
OS446.6	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.4	Oppose	That the new rule 7.4.4 allowing for residential units on existing sites with less than 450m ² net area is opposed.
OS446.7	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.8 9	Oppose	That the proposed changes to maximum densities that allow a minimum average area rather than net area are opposed.
OS446.8	Chapter 7 - Lower Density Suburban Residential > 7.5A Rules - Standards for Restricted Discretionary and Discretionary Activities under Rules 7.4 and 7.5	Oppose	That amendments to the matters of discretion related to the construction of residential units where the density of development exceeds 450 sqm net area but not 300 sqm average area are opposed.
OS446.9	Chapter 7 - Lower Density Suburban Residential > 7.5A Rules - Standards for Restricted Discretionary and Discretionary Activities under Rules 7.4 and 7.5	Oppose	That any proposal that does not meet the standards be notified; there should not be discretion and QLDC should apply the rules.
OS446.10	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That changes to the permitted building height limits to have the same 8 metre limit for sloping and flat sites across the zone is opposed.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS446.11	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That the application of recession planes to development on all (flat and sloping) sites and amendment to the exemptions and change of activity status of a breach of the standard from non-complying to restricted discretionary, with inclusion of matters of discretion, are opposed.
OS446.12	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That any breach should be notified to neighbours in relation to application of recession planes to development on all (flat and sloping) sites.
OS446.13	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That there be no matters of discretion in relation to application of recession planes to development on all (flat and sloping) sites.
OS446.14	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.79	Oppose	That the change in chapter 27 which allows sites down to an average land density of 300m ² in LDSR is opposed.
OS446.15	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed change to the minimum dimensions for lots in the Lower Density Suburban Residential Zone to 12m x 15m is opposed.
OS446.16	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Oppose	That the allowance for a reduction in the minimum net site area and minimum dimensions for subdivision in the Lower Density Suburban Residential Zone where a concurrent land use and subdivision application is lodged is opposed.

Peter Robinson

Submitter 447

Original Submission No	Provision	Position	Summary
OS447.1	Chapter 4 - Urban Development	Oppose	That the proposal be withdrawn.
OS447.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposal be withdrawn.
OS447.3	Chapter 9 - High Density Residential	Oppose	That the proposal be withdrawn.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS447.4	Chapter 12 - Queenstown Town Centre	Oppose	That the proposal be withdrawn.
OS447.5	Chapter 27 - Subdivision and Development	Oppose	That the proposal be withdrawn.
OS447.6	Chapter 8 - Medium Density Residential	Oppose	That the proposal be withdrawn.
OS447.7	Urban Intensification Variation	Oppose	That all elements of the Urban Intensification Plan be withdrawn, especially the proposed changes to the Low Density and Medium Density in Arrowtown.

Anna-Patrice Robinson

Submitter 448

Original Submission No	Provision	Position	Summary
OS448.1	Chapter 4 - Urban Development	Oppose	That the proposal be withdrawn.
OS448.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposal be withdrawn.
OS448.3	Chapter 8 - Medium Density Residential	Oppose	That the proposal be withdrawn.
OS448.4	Chapter 9 - High Density Residential	Oppose	That the proposal be withdrawn.
OS448.5	Chapter 12 - Queenstown Town Centre	Oppose	That the proposal be withdrawn.
OS448.6	Chapter 27 - Subdivision and Development	Oppose	That the proposal be withdrawn.
OS448.7	Urban Intensification Variation	Oppose	That all elements of the Urban Intensification Plan be withdrawn and the entire plan rethought.

Matt Laming

Submitter 449

Original Submission No	Provision	Position	Summary
OS449.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the existing height limit of 7m be retained.
OS449.2	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.7	Oppose	That the height limit for this zone should be consistent with other Local Shopping Centre Zones at 14 metres.
OS449.3	Chapter 15 - Local Shopping Centre Zone	Oppose	That for the Local Shopping Centre Zone located at Frankton, Albert Town, Arrowtown Hāwea, Sunshine Bay and Cardrona Valley Road the maximum building height should not be restricted to 10 metres.

Nancy Latham On Behalf Of Friends of Bullock Creek Inc.

Submitter 450

Original Submission No	Provision	Position	Summary
OS450.1	Chapter 27 - Subdivision and Development	Oppose	That the proposed changes are rejected.
OS450.2	Chapter 2 - Definitions	Oppose	That the proposed changes are rejected.
OS450.3	Chapter 4 - Urban Development	Oppose	That the proposed changes are rejected.
OS450.4	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes are rejected.
OS450.5	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes are rejected.
OS450.6	Chapter 9 - High Density Residential	Oppose	That the proposed changes are rejected.
OS450.7	Chapter 12 - Queenstown Town Centre	Oppose	That the proposed changes are rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS450.8	Chapter 13 - Wānaka Town Centre	Oppose	That the proposed changes are rejected.
OS450.9	Chapter 15 - Local Shopping Centre Zone	Oppose	That the proposed changes are rejected.
OS450.10	Chapter 16 - Business Mixed Use	Oppose	That the proposed changes are rejected.
OS450.11	Urban Intensification Variation	Oppose	That the lack of QLDC investment in the maintenance of existing stormwater assets, lack of QLDC investment in mitigating stormwater assets; and the ongoing lack of QLDC commitment to strategic planning for urban development stormwater infrastructure, should underpin the frame for any urban intensification within Wānaka.
OS450.12	Urban Intensification Variation	Oppose	That “Wānaka Centric” town planning is required for Wānaka to ensure that our community values are retained and our urban design respects the limitations of our natural environment.

Dean Snelling

Submitter 451

Original Submission No	Provision	Position	Summary
OS451.1	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That the Urban Intensification Variation (UIV) be deleted in its entirety.
OS451.2	Urban Intensification Variation	Oppose	That Three Parks offers ample opportunity for intensive development.

Thomas Myles

Submitter 452

Original Submission No	Provision	Position	Summary
OS452.1	Chapter 8 - Medium Density Residential	Oppose	That the variation as it stands be dropped.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS452.2	Urban Intensification Variation	Oppose	That future plans for residential intensification be moved to Three Parks, which can better accommodate it.
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Jacquetta Hazledine

Submitter 453

Original Submission No	Provision	Position	Summary
OS453.1	Chapter 2 - Definitions	Oppose	That the existing height restrictions are retained.

Jack Rigby

Submitter 454

Original Submission No	Provision	Position	Summary
OS454.1	Chapter 8 - Medium Density Residential	Oppose	That the medium density zone variation is removed.

Jonathan Hay

Submitter 455

Original Submission No	Provision	Position	Summary
OS455.1	Chapter 8 - Medium Density Residential	Oppose	That changes to height rules be removed.
OS455.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That changes to recession plane rules be removed.

Simon Richmond

Submitter 456

Original Submission No	Provision	Position	Summary
OS456.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the 11 metre height limit should be paired with slightly more aggressive recession planes than what are proposed.
OS456.2	Urban Intensification Variation	Oppose	That the medium density zoning at Clearview should not have the 11 metre height limit.
OS456.3	Urban Intensification Variation	Oppose	That all residential areas proposed for Three Parks should be of higher density.

Josh McKeogh

Submitter 457

Original Submission No	Provision	Position	Summary
OS457.1	Chapter 8 - Medium Density Residential	Oppose	That the variation be removed.
OS457.2	Chapter 8 - Medium Density Residential	Oppose	That any new variation should focus intensification on greenfield areas like Three Parks.
OS457.3	Urban Intensification Variation	Oppose	That zoning for higher intensity development in areas like Three Parks and in the vicinity of Ballantyne Rd and near Cardrona Road/Studholme Road should be considered.

Maree Baker-Galloway On Behalf Of MLNZ Trust

Submitter 458

Original Submission No	Provision	Position	Summary
OS458.1	Chapter 9 - High Density Residential	Support	That the variation is generally supported as it relates to land at 259 and 267 Frankton Road,

Urban Intensification – Summary of Decisions Requested 16 May 2024

			subject to the amendments sought related to building height, recession plane and lot size.
OS458.2	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.3	Oppose	That rule 9.5.1.3 be amended so that non-compliance is a Restricted Discretionary rather than a Discretionary activity, with the matters of discretion limited to the effect of height exceedance, or alternatively that rule 9.5.1.3 not apply to the site (259 and 267 Frankton Road).
OS458.3	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That 27.6.1 be amended so that the 450m2 minimum lot size for subdivision is retained in relation to the Site (259 and 267 Frankton Road) or, alternatively, that Rule 27.5.22 be amended so that non-compliance with the minimum lot size in this location is a discretionary rather than a non-complying activity at the Site.
OS458.4	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Oppose	That Rule 9.5.3 be amended to not apply to the Site (259 and 267 Frankton Road), or alternatively to not apply to land on the south side of Frankton Road (SH6A).
OS458.5	Urban Intensification Variation	Oppose	That without derogating from the generality of the above, the submitter seeks any additional, amended, consequential or further relief in order to reflect the intent of the matters raised in this submission.

Aileen Snelling

Submitter 459

Original Submission No	Provision	Position	Summary
OS459.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the urban intensification variation is deleted in its entirety.
OS459.2	Urban Intensification Variation	Oppose	That the proposed rezoning of 91 Youghal Street is removed from the amendments to Proposed District Plan maps.
OS459.3	Urban Intensification Variation	Oppose	That the proposed rezoning in Wānaka, including 91 Youghal Street, from Lower Density Suburban Residential to Medium Density Residential is opposed.
OS459.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed increases to building height limits in the Medium Density Residential Zone are opposed.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS459.5	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed increases to building height limits in the Lower Density Suburban Residential Zone are opposed.
OS459.6	Urban Intensification Variation	Oppose	That other parts of Wānaka such as Three Parks and Anderson Heights be considered for intensification development.

Sally Brewer

Submitter 460

Original Submission No	Provision	Position	Summary
OS460.1	Chapter 13 - Wānaka Town Centre	Oppose	That the proposal be cancelled.

Greg Urquhart

Submitter 461

Original Submission No	Provision	Position	Summary
OS461.1	Chapter 8 - Medium Density Residential	Oppose	That action on these changes be delayed for 12 months.
OS461.2	Urban Intensification Variation	Oppose	That the change as suggested should be stopped.

Jenny Walker

Submitter 462

Original Submission No	Provision	Position	Summary
OS462.1	Urban Intensification Variation	Oppose	That the Variation to the Proposed District Plan on urban intensification in Arrowtown be withdrawn.

Paul Wilton

Submitter 463

Original Submission No	Provision	Position	Summary
OS463.1	Chapter 2 - Definitions	Oppose	That the proposed rezoning in Wānaka township is opposed.
OS463.2	Chapter 2 - Definitions	Oppose	That the increase in building heights for the medium density housing in Wānaka township is opposed.

Marc ter Beek On Behalf Of Zeehaen Limited

Submitter 464

Original Submission No	Provision	Position	Summary
OS464.1	Chapter 8 - Medium Density Residential	Oppose	That Arrowtown be excluded from all proposed intensification planning rule changes in the low/medium density zones and the shopping centre zone.
OS464.2	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That Arrowtown be excluded from the proposed planning rule changes in all residential zones.
OS464.3	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.7	Oppose	That Arrowtown be excluded from all proposed planning rule changes in all zoning, or that existing height and other density controls for development in Arrowtown Shopping Centre be retained.
OS464.4	Urban Intensification Variation	Oppose	That high density housing should be developed in greenfield areas zoned for high density around transport corridors and near shops and amenities (such as the Frankton area), not randomly in low density zones.
OS464.5	Urban Intensification Variation	Oppose	That Arrowtown township be retained and strengthened as a special character zone, and any development be focused on retaining this character and in keeping with existing building height and density.
OS464.6	Urban Intensification Variation	Oppose	That there should be limitations on high apartments buildings that are out of place in low density zones

Geoff Keogh

Submitter 465

Original Submission No	Provision	Position	Summary
OS465.1	Chapter 4 - Urban Development	Oppose	That building height restrictions remain the same.
OS465.2	Urban Intensification Variation	Oppose	That the proposal be opposed in its entirety.
OS465.3	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the variation and the current rules and standards continue to apply.

Samuel Snelling

Submitter 466

Original Submission No	Provision	Position	Summary
OS466.1	Chapter 8 - Medium Density Residential	Oppose	That the urban intensification variation is deleted in its entirety.
OS466.2	Urban Intensification Variation	Oppose	That the greenfield development Three Parks be used to implement the variation in a way that minimizes impacts on existing residential areas.

Chris Brooks

Submitter 467

Original Submission No	Provision	Position	Summary
OS467.1	Chapter 8 - Medium Density Residential	Oppose	That Arrowtown be excluded from this variation.

Ella Hardman

Submitter 468

Original Submission No	Provision	Position	Summary
OS468.1	Chapter 27 - Subdivision and Development	Support	That the proposed amendments to the district plan are accepted along with the consideration of further rezoning towards the edge of the urban growth boundary.
OS468.2	Chapter 2 - Definitions	Support	That the proposed amendments be retained as notified.
OS468.3	Chapter 4 - Urban Development	Support	That the proposed amendments be retained as notified.
OS468.4	Chapter 7 - Lower Density Suburban Residential	Support	That the proposed amendments be retained as notified.
OS468.5	Chapter 8 - Medium Density Residential	Support	That the proposed amendments be retained as notified.
OS468.6	Chapter 9 - High Density Residential	Support	That the proposed amendments be retained as notified.
OS468.7	Chapter 12 - Queenstown Town Centre	Support	That the proposed amendments be retained as notified.
OS468.8	Chapter 13 - Wānaka Town Centre	Support	That the proposed amendments be retained as notified.
OS468.9	Chapter 15 - Local Shopping Centre Zone	Support	That the proposed amendments be retained as notified.
OS468.10	Chapter 16 - Business Mixed Use	Support	That the proposed amendments be retained as notified.
OS468.11	Urban Intensification Variation	Oppose	That rezoning land for higher densities further away from the town centre in more affordable locations be considered when public transport becomes available within Wānaka and its surrounds.
OS468.12	Urban Intensification Variation	Oppose	That rezoning for other modes of transport such as bikes and bike paths in areas further away from the town centre toward the edge of the urban growth boundary be considered.
OS468.13	Urban Intensification Variation	Oppose	That council consider rezoning now in anticipation of future transport routes.

Yvonne Godfrey

Submitter 469

Original Submission No	Provision	Position	Summary
OS469.1	Chapter 8 - Medium Density Residential	Oppose	That the Urban Intensification Variation is removed in its entirety.
OS469.2	Urban Intensification Variation	Oppose	That intensification should take place in Three Parks to better meet the objectives of the Variation and to minimise impacts on existing residential areas.

Maree Baker-Galloway On Behalf Of Universal Developments Hāwea Limited and LAC Property Trustees Limited

Submitter 470

Original Submission No	Provision	Position	Summary
OS470.1	Chapter 7 - Lower Density Suburban Residential	Support	That the proposed amendments be retained as notified.
OS470.2	Chapter 8 - Medium Density Residential	Support	That the proposed amendments be retained as notified.
OS470.3	Chapter 15 - Local Shopping Centre Zone	Support	That the proposed amendments to Chapter 15 are generally supported, apart from the relief sought in this submission.
OS470.4	Urban Intensification Variation	Support	That the changes proposed to the Proposed District Plan to provide for the intensification outcomes as notified by this Variation are approved and apply to Lake Hāwea South.
OS470.5	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.7	Oppose	That 15.5.7 be amended to increase the height limit to 14m for the Local Shopping Centre Zone in Lake Hāwea South.
OS470.6	Urban Intensification Variation	Oppose	That without derogating from the generality of the above, the submitter seeks any additional, amended, consequential or further relief in order to reflect the intent of the matters raised.

OS470.7	Urban Intensification Variation	Support	That the Variation is generally supported, with the exception of relief sought in this submission.
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Simon Godfrey

Submitter 471

Original Submission No	Provision	Position	Summary
OS471.1	Chapter 8 - Medium Density Residential	Oppose	That the Urban Intensification Variation is removed for Wānaka
OS471.2	Urban Intensification Variation	Oppose	That as a greenfield development, Three Parks offers the opportunity to implement the Variation in a more considered and planned way that will minimise the negative impacts on existing residential areas

Mitchell Holden

Submitter 472

Original Submission No	Provision	Position	Summary
OS472.1	Chapter 8 - Medium Density Residential	Oppose	That the intensification of the medium density zone in Arrowtown be removed from the PDP variation, and provisions remain as current to allow infrastructure, public transport and other areas to be improved before further densification.
OS472.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That the intensification of the lower density zone in Arrowtown be removed from the PDP variation, and provisions remain as current to allow infrastructure, public transport and other areas to be improved before further densification.
OS472.3	Urban Intensification Variation	Oppose	That the Proposed District Plan changes are opposed.
OS472.4	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the variation, especially the Medium Density Residential Zone.
OS472.5	Urban Intensification Variation	Oppose	That Arrowtown's Design Guidelines 2016 be given priority.

OS472.6	Urban Intensification Variation	Oppose	That qualifying matters be placed on the entirety of Arrowtown, in relation to heritage, character and built environment.
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Maree Baker-Galloway On Behalf Of Matilda Margaret Grant, William John Grant and Perpetual Trust Limited

Submitter 473

Original Submission No	Provision	Position	Summary
OS473.1	Chapter 7 - Lower Density Suburban Residential	Support	That Chapter 7 is retained as notified.
OS473.2	Chapter 8 - Medium Density Residential	Support	That Chapter 8 is retained as notified.
OS473.3	Urban Intensification Variation	Oppose	That the whole of Section 121 block I Shotover SD held in record of title OT 17C/911 be rezoned.
OS473.4	Urban Intensification Variation	Oppose	That the parts of the Site outside the Wahi Tupuna and Section 121 Block I Shotover SD held in Record of Title OT17C/911 be rezoned to LDSRZ and/or MDRZ, including amendments to the UGB and the ONL as shown in the submitter's Appendix 1; or that the parts of the site below the 400 masl boundary and Section 121 Block I Shotover SD held in Record of Title OT17C/911 be rezoned to LDSRZ and/or MDRZ, including amendments to the UGB and the ONL as shown in the submitter's Appendix 2.
OS473.5	Urban Intensification Variation	Oppose	That the Variation is generally supported, with the exception of the relief sought in this submission.
OS473.6	Urban Intensification Variation	Oppose	That any additional, amended, consequential or further relief in order to reflect the intent of the matters raised is provided.

Fraser Snelling

Submitter 474

Original Submission No	Provision	Position	Summary
OS474.1	Chapter 8 - Medium Density Residential	Oppose	That the variation as it affects Medium Density Zone land should be withdrawn.

Zoe Huggett

Submitter 475

Original Submission No	Provision	Position	Summary
OS475.1	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies	Oppose	That building heights up to 16.5m in the Wānaka Town Centre should not be allowed.
OS475.2	Urban Intensification Variation	Oppose	That the documentation and information on what the council proposes should be made easier to understand and submit on.

Sarah Godfrey

Submitter 476

Original Submission No	Provision	Position	Summary
OS476.1	Chapter 8 - Medium Density Residential	Oppose	That the urban intensification variation should be removed.

Jude Battson

Submitter 477

Original Submission No	Provision	Position	Summary
OS477.1	Chapter 4 - Urban Development	Oppose	That urban intensification is opposed.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS477.2	Urban Intensification Variation	Oppose	That regardless of urban intensification, all footpaths at Lake Hāwea need attention and/or upgrades.
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Anna van Wichen

Submitter 478

Original Submission No	Provision	Position	Summary
OS478.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS478.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS478.3	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the Urban Intensification Variation.

Dana Dana Alexander

Submitter 479

Original Submission No	Provision	Position	Summary
OS479.1	Chapter 9 - High Density Residential	Oppose	That existing height restrictions are maintained.
OS479.2	Chapter 9 - High Density Residential	Oppose	That the existing guidelines for intensification, particularly in Wānaka and Arrowtown, are retained.
OS479.3	Chapter 13 - Wānaka Town Centre	Oppose	That the existing building heights and intensification in central Wānaka are maintained.
OS479.4	Urban Intensification Variation	Oppose	That stricter design control is imposed to ensure the local character of these towns (Wānaka, Arrowtown and Queenstown) is retained.
OS479.5	Urban Intensification Variation	Oppose	That investment in roading and public transport in and out of these small towns (Arrowtown and Wānaka) and to tourist destinations be considered before greater intensification is allowed.

Rosemary Lee

Submitter 480

Original Submission No	Provision	Position	Summary
OS480.1	Chapter 13 - Wānaka Town Centre	Oppose	That changes to heights proposed in Wānaka are limited to areas outside the main central part of the CBD.

Tony Butel

Submitter 481

Original Submission No	Provision	Position	Summary
OS481.1	Chapter 4 - Urban Development > 4.1 Purpose	Oppose	That future development areas working up Queenstown Hill, The Remarkables and behind Fernhill will better suit multi level accommodation
OS481.2	Urban Intensification Variation	Oppose	That Air BnB regulation needs to be addressed.
OS481.3	Urban Intensification Variation	Oppose	That a bed tax is introduced to assist council in necessary upgrades to infrastructure.
OS481.4	Urban Intensification Variation	Oppose	That development contributions need to reflect load on services and costs incurred by local government.

Mike Elliot

Submitter 482

Original Submission No	Provision	Position	Summary
OS482.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the heights of buildings in Height Precinct P1 and all other parts of the Town Centre Zone should be left at their present levels.
OS482.2	Chapter 13 - Wānaka Town Centre	Oppose	That the maximum building height recommendation in 13.1.2.7 is opposed.

OS482.3	Chapter 13 - Wānaka Town Centre	Oppose	That the maximum building height recommendation in 13.1.2.8 is opposed.
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Werner Murray On Behalf Of Richard and Sarah Burdon

Submitter 483

Original Submission No	Provision	Position	Summary
OS483.1	Urban Intensification Variation	Oppose	That the Large Lot Residential zone in Hāwea be intensified, re-zoning is a way to do it, however as a consequential change to the request it could through decreasing the minimum lot size in the LLR zone at a similar rate to how the proposal has decreased the minimum lot size in the LDSR (34%).
OS483.2	Urban Intensification Variation	Oppose	That a planning pathway is provided for a resource consent for the subdivision of land to allow for intensified development in appropriate areas such as 181 Cemetery Road, Hāwea (Large Lot Residential Zone).
OS483.3	Urban Intensification Variation	Oppose	That 181 Cemetery Road, Hāwea be included as a limited "expansion zone" with in the Lower Density Suburban Residential Zone.
OS483.4	Urban Intensification Variation	Oppose	That the provisions in the Large Lot Residential Chapter be modified to allow for smaller sites (1,200m ²).
OS483.5	Urban Intensification Variation	Oppose	That the Large Lot Residential zone have an inclusion for comprehensive development which allows for infill at a density of 600m ² gross site area.
OS483.6	Urban Intensification Variation	Oppose	That any further consequential or related relief which might be required to achieve the inclusion of 181 Cemetery Road, Hāwea in the proposed intensification plan change, such as particular bespoke site-specific provisions.
OS483.7	Urban Intensification Variation	Oppose	That the Hāwea Campground be included within the Urban Growth Boundary.
OS483.8	Urban Intensification Variation	Oppose	That any further consequential or related relief which might be required to achieve the inclusion of the Hāwea Campground in the proposed intensification plan (such as site-specific provisions) is provided.
OS483.9	Urban Intensification Variation	Oppose	That intensification of existing land (such as the submitters site 181 Cemetery Road, Hāwea, currently zoned Large Lot Residential) that is zoned for residential

Urban Intensification – Summary of Decisions Requested 16 May 2024

			purposes is a preferred first step before rezoning additional greenfield land.
OS483.10	Urban Intensification Variation	Oppose	That each Large Lot (Large Lot Residential Zone) area be reviewed and assessed for intensification by (if appropriate) a decrease in the lot size of the zone by 40% to 1200m ² .
OS483.11	Urban Intensification Variation	Oppose	That comprehensive development options for the Large Lot Residential zone be considered where open space and character can be preserved, and intensification can also occur.
OS483.12	Urban Intensification Variation	Oppose	That the PDP is amended to enable comprehensive development in the LLRZ with increased density with the following considerations: <ul style="list-style-type: none"> - include a definition of 'Comprehensive Development' within the residential zones, the definitions chapter and/or by amending Rule 11.5.9 (and similar rules in other residential zones) to allow for a higher density on larger sites that are comprehensively designed. - The definition could be defined as "a comprehensively planned and designed collection of residential units (3 or more)". - Rule 11.5.9 could be amended to enable an overall density of 1 residential unit per 600 square metre gross site area, when comprehensively designed.
OS483.13	Urban Intensification Variation	Oppose	That the Large Lot Residential Zone in Hāwea be rezoned to Low Density Suburban Residential in full or in part, inclusive of 181 Cemetery Road.
OS483.14	Urban Intensification Variation	Oppose	That any consequential relief is provided to enable additional density in the Large Lot Residential Zone at Hāwea in line with Policy 5 of the NPS UD 2020.

Julie Jolley

Submitter 484

Original Submission No	Provision	Position	Summary
OS484.1	Chapter 9 - High Density Residential	Oppose	That Council withdraw the proposal of a Variation to the Proposed District Plan.
OS484.2	Urban Intensification Variation	Oppose	That the variation to the proposed District Plan that would allow the construction of 12m buildings in one part of Arrowtown, and increased density and height everywhere except the historic zone is vehemently opposed.

Nancy Wong

Submitter 485

Original Submission No	Provision	Position	Summary
OS485.1	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Support	That there is careful consideration made when it comes to building facades to be uniform and match the colour and style of existing and surrounding buildings and the mountain environment.
OS485.3	Chapter 13 - Wānaka Town Centre	Support	That there are stringent facade requirements to maintain the existing style of the environment and surrounding buildings.
OS485.4	Chapter 15 - Local Shopping Centre Zone	Support	That the proposed changes to the zone are supported.
OS485.5	Chapter 16 - Business Mixed Use	Support	That the proposed changes to the zone are supported.
OS485.6	Chapter 27 - Subdivision and Development	Oppose	That the proposed changes to the zone are opposed.
OS485.7	Chapter 9 - High Density Residential	Support	That the proposed changes to the zone are supported.
OS485.8	Chapter 8 - Medium Density Residential	Support	That the proposed changes to the zone are supported.
OS485.9	Chapter 9 - High Density Residential	Support	That it is ensured that housing goes to people who need affordable housing rather than investment buyers.
OS485.10	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Support	That the zone purpose is supported.
OS485.11	Chapter 7 - Lower Density Suburban Residential	Support	That the proposed changes to the zone are supported.

Ian Wilson

Submitter 486

Original Submission No	Provision	Position	Summary
OS486.1	Chapter 9 - High Density Residential	Oppose	That the building height limit applying in the High Density Residential Zone shall not be increased.

Vanessa Robb On Behalf Of Robert Stewart

Submitter 487

Original Submission No	Provision	Position	Summary
OS487.1	Chapter 7 - Lower Density Suburban Residential	Support	That the proposed amendments are supported.
OS487.2	Chapter 9 - High Density Residential	Support	That the proposed amendments are supported, with the exception of the relief sought in this submission.
OS487.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the maximum building height standard in the Medium Density Suburban Residential Zone and High Density Suburban Residential Zone at Arthurs Point be amended to avoid 8 metres buildings being dominated by 16.5 metre buildings through either a staggered framework or by increasing the height in the Medium Density Suburban Residential Zone and decreasing the height in the High Density Suburban Residential Zone.
OS487.4	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That the maximum building height standard in the Medium Density Suburban Residential Zone and High Density Suburban Residential Zone at Arthurs Point be amended to avoid 8 metres buildings being dominated by 16.5 metre buildings through either a staggered framework or by increasing the height in the Medium Density Suburban Residential Zone and decreasing the height in the High Density Suburban Residential Zone.
OS487.5	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Oppose	That 9.5.3.1 be amended to apply only to flat sites.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS487.6	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That 8.5.7 be amended to only apply to flat sites.
OS487.7	Urban Intensification Variation	Oppose	That consequential changes to the objectives and policies associated with this submission are applied.
OS487.8	Urban Intensification Variation	Oppose	That any additional, amended, consequential or further relief be applied in order to reflect the intent of the matters raised.
OS487.9	Urban Intensification Variation	Support	That the intent of the Variation to enable greater heights and densities to meet demand for housing and business land in order to give effect to the National Policy Statement on Urban Development is supported.

Averill Smith On Behalf Of AL and ICB Smith Family Trust

Submitter 488

Original Submission No	Provision	Position	Summary
OS488.1	Chapter 27 - Subdivision and Development	Oppose	That more thought and consultation be done, and one or several new subdivisions be earmarked to design higher density worker accommodation and affordable housing.
OS488.2	Chapter 8 - Medium Density Residential	Oppose	That the proposal is opposed.
OS488.3	Chapter 9 - High Density Residential	Oppose	That the proposal is opposed.
OS488.4	Urban Intensification Variation	Oppose	That high intensity areas be planned that way from the beginning (i.e. a new subdivision purpose built and designed well).

Maree Baker-Galloway On Behalf Of Bryan Russell Henderson and Sydney Russell Thornley Henderson

Submitter 489

Original Submission No	Provision	Position	Summary
OS489.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to Chapter 7, including proposed Rules 7.5.1 and 7.5.9, be amended so that the rules and standards in respect of density and height in the LDSRZ at Kelvin Heights are the same as currently apply under the PDP.
OS489.2	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That proposed Rule 27.6.1 be amended so that the minimum lot area for subdivision in the LDSRZ at Kelvin Heights continues to be 450m ² , not 300m ² .
OS489.3	Urban Intensification Variation	Oppose	That without derogating from the generality of the above, the Submitter seeks any additional, amended, consequential, or further relief in order to reflect the intent of the matters raised in this submission

Matt Farrar

Submitter 490

Original Submission No	Provision	Position	Summary
OS490.1	Chapter 13 - Wānaka Town Centre	Oppose	That the proposed changes be rejected.

Nicky Ecroyd

Submitter 491

Original Submission No	Provision	Position	Summary
OS491.1	Chapter 9 - High Density Residential	Oppose	That the existing building height limits to remain unchanged in central Wānaka

OS491.2	Urban Intensification Variation	Oppose	That the urban intensification plan for central Wānaka is opposed.
OS491.3	Urban Intensification Variation	Oppose	That if there needs to be intensification it should be in greenfield areas.

Robyn Millar On Behalf Of Robyn and Dean Millar

Submitter 492

Original Submission No	Provision	Position	Summary
OS492.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to building heights in the Medium Density Residential Zone are opposed.
OS492.2	Chapter 13 - Wānaka Town Centre	Oppose	That the proposed changes to building heights in Wānaka Town Centre Zone are opposed.
OS492.3	Urban Intensification Variation	Oppose	That QLDC delay the modifications to building height restrictions and initiate comprehensive dialogue with the community so these can be more appropriately addressed.
OS492.4	Urban Intensification Variation	Oppose	That alternative options havent been adequately explored. Wānaka already has sufficient land capacity for growth without necessitating these changes. The Three Parks area, with its existing and proposed commercial buildings, could accommodate denser development without straining the town center, offering a more deliberate and planned approach.

Tim Foreman On Behalf Of Jasper Living

Submitter 493

Original Submission No	Provision	Position	Summary
OS493.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the maximum building height of 7m is retained in the Lower Density Suburban Residential Zone for Wānaka
OS493.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the existing height limit of 7m is maintained in the Medium Density Zone in Wānaka.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS493.3	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.2.3	Oppose	That the existing height limits are maintained in the Wānaka Town Centre.
OS493.4	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the existing height limits are maintained in the Wānaka Town Centre.
OS493.5	Chapter 13 - Wānaka Town Centre	Oppose	That the Wānaka Town Centre should retain a low scale built form that maintains a human scale in accordance with Objective 13.2.3 of the Proposed District Plan.
OS493.6	Chapter 8 - Medium Density Residential	Oppose	That if the forecast density increase is insufficient the Medium Density Residential Zone could be extended instead of built upwards.
OS493.7	Urban Intensification Variation	Oppose	That instead of more height in town, increased urban density can be achieved in 3 parks without compromising the town's character.

Alison Mitchell

Submitter 494

Original Submission No	Provision	Position	Summary
OS494.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That Arrowtown be exempt from changes to provisions in the Lower Density Suburban Residential Zone.
OS494.2	Urban Intensification Variation	Oppose	That QLDC protect the land and ratepayers of this area while allowing for future growth, but not to the detriment of existing ratepayers.
OS494.3	Urban Intensification Variation	Oppose	That medium density developments are very effective when built in the right place like on new site developments around Ladies Mile or on the edge of an existing development.

Zoe Pierce

Submitter 495

Original Submission No	Provision	Position	Summary
OS495.1	Chapter 8 - Medium Density Residential	Oppose	That Arrowtown be removed from the proposed intensification.

Graham Crawford

Submitter 496

Original Submission No	Provision	Position	Summary
OS496.1	Chapter 8 - Medium Density Residential	Oppose	That the increased height in the MDR is not allowed.
OS496.2	Urban Intensification Variation	Oppose	That Council reconsider this plan and explore alternative options, such as the development of Three Parks.

Rosemary Crawford

Submitter 497

Original Submission No	Provision	Position	Summary
OS497.1	Chapter 8 - Medium Density Residential	Oppose	That the proposal to increased height is reconsider in the MDR zone in Wānaka.
OS497.2	Urban Intensification Variation	Oppose	That the Council consider alternatives for intensification such as Three Parks.
OS497.3	Chapter 8 - Medium Density Residential	Oppose	That the proposal to increased density is reconsider in the MDR zone in Wānaka.

Pavla Mertlik

Submitter 498

Original Submission No	Provision	Position	Summary
OS498.1	Chapter 4 - Urban Development	Support	That the proposed amendments are retained as notified.
OS498.2	Chapter 2 - Definitions > 2.1 Definitions	Support	That the proposed amendments are retained as notified.
OS498.3	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Support	That the proposed amendments are retained as notified.
OS498.4	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That the proposed amendments are rejected.
OS498.5	Chapter 9 - High Density Residential	Oppose	That the proposed amendments are rejected.
OS498.6	Chapter 8 - Medium Density Residential	Support	That the proposed amendments are retained as notified.
OS498.7	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > 13.2.1.2	Support	That the proposed amendments are retained as notified.
OS498.8	Chapter 16 - Business Mixed Use > 16.1 Purpose	Oppose	That the proposed amendments are rejected.
OS498.9	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the proposed amendments are retained as notified.
OS498.10	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the proposed amendments are retained as notified.
OS498.11	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Oppose	That the proposed changes are rejected.
OS498.12	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed amendments are rejected.

Alison Mitchell

Submitter 499

Original Submission No	Provision	Position	Summary
OS499.1	Chapter 8 - Medium Density Residential	Oppose	That Arrowtown be excluded from the proposed changes to provisions in the Medium Density Residential Zone.
OS499.2	Urban Intensification Variation	Oppose	That QLDC protect the land and ratepayers of this area while allowing for future growth, but not to the detriment of existing ratepayers.
OS499.3	Urban Intensification Variation	Oppose	That developments around Ladies Mile or on the edge of an existing development, where they do not affect existing housing would be fine.

Rosie Hill On Behalf Of Gertrude's Saddlery Limited

Submitter 500

Original Submission No	Provision	Position	Summary
OS500.1	Urban Intensification Variation	Oppose	That the Urban Land at 111 Atley Road (legally described as Lot 1-2 Deposited Plan 518803 held in Record of Title 814337) be "up-zoned" from Lower Density Residential Zone to Medium Density Residential Zone.
OS500.2	Urban Intensification Variation	Oppose	That without derogating from the generality of the above, the Submitter seeks any additional, amended, consequential, or further relief in order to reflect the intent of the matters raised in this submission.
OS500.3	Urban Intensification Variation	Oppose	That any consequential amendments to planning provisions be made to provide for site specific opportunities and constraints related to up-zoning on the Urban Land.

Elsbeth Gray

Submitter 501

Original Submission No	Provision	Position	Summary
OS501.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed amendments be rejected.
OS501.2	Chapter 13 - Wānaka Town Centre	Oppose	That the proposed amendments be rejected.
OS501.3	Urban Intensification Variation	Oppose	That alternative options such as greenfield development (e.g., Three Parks) should be carefully considered in order to achieve desired outcomes while minimising impacts on existing residential areas and Wānaka's character.
OS501.4	Urban Intensification Variation	Oppose	That the negative consequences of intensification in Queenstown, such as loss of character and infrastructure strain, should inform decision-making in Wānaka.

John Mitchell

Submitter 502

Original Submission No	Provision	Position	Summary
OS502.1	Chapter 8 - Medium Density Residential	Oppose	That Arrowtown be excluded from the proposed changes to provisions in the Medium Density Residential Zone.
OS502.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That Arrowtown be excluded from the proposed changes to provisions in the Lower Density Suburban Residential Zone.
OS502.3	Urban Intensification Variation	Oppose	That QLDC protect the land and ratepayers of this area while allowing for future growth, but not to the detriment of existing ratepayers.
OS502.4	Urban Intensification Variation	Oppose	That developments around Ladies Mile or on the edge of an existing development, where they do not effect existing housing, would be fine.

Viktor Barricklow

Submitter 503

Original Submission No	Provision	Position	Summary
OS503.1	Chapter 4 - Urban Development	Oppose	That the Variations be rejected and the existing rates maintained.

Jenine Watson

Submitter 504

Original Submission No	Provision	Position	Summary
OS504.1	Chapter 8 - Medium Density Residential	Oppose	That the intensification and building height variations be rejected and existing rules maintained.
OS504.2	Urban Intensification Variation	Oppose	That the proposed variations relating to the Medium Density Residential Zone be withdrawn.
OS504.3	Urban Intensification Variation	Oppose	That Wānaka has areas of undeveloped land close to community facilities e.g. Three Parks, that would be better to consider, if there are higher density zones.

Emilie Bean

Submitter 505

Original Submission No	Provision	Position	Summary
OS505.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed Variation to the PDP with regard to urban intensification of the medium density zone in Arrowtown be rejected.
OS505.2	Urban Intensification Variation	Oppose	That the Variation to the Proposed District Plan be withdrawn.

OS505.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That developing urban intensification in Arrowtown up to a height of 8m be rejected.
OS505.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That developing urban intensification in Arrowtown up to a height of 12m be rejected.

Sean McLeod On Behalf Of The Committee and Owners of Body Corporate 22362

Submitter 506

Original Submission No	Provision	Position	Summary
OS506.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That additional rule 8.5.8 for recession planes should not apply on boundaries where dwellings have a common/shared/party wall on that boundary.
OS506.2	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.1.4	Support	That the proposed amendments to Policy 8.2.1.4 are supported.
OS506.3	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.2.6	Oppose	That Policy 8.2.2.6 is removed from the District Plan
OS506.4	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Support	That Policy 8.2.3 is retained.
OS506.5	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.3.2	Oppose	That the policy is retained in the District Plan
OS506.6	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.3	Support	That further development should not happen unless the existing infrastructure can handle the increase.
OS506.7	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the area contained within BC22362 is contained in Rule 8.5.1.2 with a height limit of 8 metres.
OS506.8	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.6	Oppose	That more realistic dimensions are given to Rule 8.5.6b.

Peter Dunne

Submitter 507

Original Submission No	Provision	Position	Summary
OS507.3	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Oppose	That any change to zone purposes in Arrowtown be rejected.
OS507.4	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.6.2	Oppose	That any change in relation to Arrowtown be rejected.
OS507.5	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That any change in relation to Arrowtown be rejected.
OS507.6	Chapter 2 - Definitions	Oppose	That QLDC immediately make Arrowtown exempt from the proposed changes and in doing so support the community in recognising the town's special character and historical significance.

Adrian Young On Behalf Of Self and partner Colin Forster

Submitter 508

Original Submission No	Provision	Position	Summary
OS508.1	Chapter 8 - Medium Density Residential	Oppose	That building heights remain two storey.
OS508.2	Chapter 8 - Medium Density Residential	Oppose	That there is less intensive intensification to ensure green areas and birdlife is not lost.
OS508.3	Urban Intensification Variation	Oppose	That the medium density residential zone proposed for suburb street, from above the public footpath connecting Dublin and Suburb Streets, is opposed.
OS508.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the three storey height limit is opposed.

OS508.5	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas	Oppose	That the increased minimum lot sizes and dimensions are opposed
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Simone Bray On Behalf Of Fernhill and Sunshine Bay Community Association Incorporated Society

Submitter 509

Original Submission No	Provision	Position	Summary
OS509.1	Chapter 2 - Definitions > 2.1 Definitions > Habitable Room	Support	That the Ch 2.1 definition of 'Habitable Room' be retained as notified.
OS509.2	Chapter 4 - Urban Development > 4.1 Purpose	Support	That the overall purpose is supported.
OS509.3	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.3.2	Oppose	That policy 7.2.3.2 be left as it is.
OS509.4	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.4.1	Support	That provision 7.2.4.1 be retained as notified.
OS509.5	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That provisions 7.5.12 and 7.5.14 be left as they are.
OS509.6	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.2	Oppose	That the proposed changes to all provisions in 7.5.2 be rejected.
OS509.7	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed changes to provision 7.5.1 be rejected.
OS509.8	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.3.1	Oppose	That the proposed changes to provision 8.2.3.1 be rejected.
OS509.9	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.2	Oppose	That this policy 8.2.5.2 that relates to carparking be excluded from the Variation. Carparking should always be allowed for.
OS509.10	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Oppose	That the original wording in provision 9.2.3.2 that relates to amenity values be retained.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS509.11	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.6.3	Oppose	That the original wording of provision 9.2.6.3 that relates to carparking and connectivity be retained.
OS509.12	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.6.5	Oppose	That the original wording in provision 9.2.6.5 that relates to carparking be retained.
OS509.13	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That policy 12.2.4.2 be supported with the addition of a provision for the free flowing of Shotover Street traffic.
OS509.14	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8	Oppose	That the existing discretions be retained, with public notification for any discretions not followed.
OS509.15	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Oppose	That the proposed building heights are too high and that height planes instead be evaluated on a case-by-case basis, especially closer to the lake.
OS509.16	Chapter 12 - Queenstown Town Centre > 12.6 Rules - Non-Notification of Applications > 12.6.3 > 12.6.3.1	Oppose	That provision 12.6.3.1 be left as is.
OS509.17	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.7	Oppose	That Fernhill be removed from 15.5.71 and added to 15.5.7c, with a maximum height of 10m.
OS509.18	Chapter 16 - Business Mixed Use > 16.2 Objectives and Policies > Policies > 16.2.2.1	Support	That policy 16.2.2.1 be supported with the addition of a provision for vehicles.

Maureen Stewart On Behalf Of Stewart family

Submitter 510

Original Submission No	Provision	Position	Summary
OS510.1	Chapter 2 - Definitions	Oppose	That QLDC step back from the plan and look at the implications of intensification on the Wānaka Town Centre
OS510.2	Urban Intensification Variation	Oppose	That careful thought and plans be demonstrated around community needs, carparking, and infrastructure
OS510.3	Urban Intensification Variation	Oppose	That urban intensification is focused on Three Parks rather than the waterfront
OS510.4	Urban Intensification Variation	Oppose	That QLDC redirect planning into retaining the uniqueness of the town and waterfront as a family friendly and visitor friendly space

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS510.5	Urban Intensification Variation	Oppose	That complete design control and consultation for all residential and urban are made before any finite decisions are made
OS510.6	Chapter 13 - Wānaka Town Centre	Oppose	That the intensification of the Wānaka Town Centre is opposed
OS510.7	Urban Intensification Variation	Oppose	That the proposed changes to residential zone densities are opposed.

Juliet Mollan

Submitter 511

Original Submission No	Provision	Position	Summary
OS511.1	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Oppose	That Lake Hāwea South is not included in Variation

Mark Shuttleworth

Submitter 512

Original Submission No	Provision	Position	Summary
OS512.1	Chapter 8 - Medium Density Residential	Oppose	That Arrowtown be removed from the list of areas for proposed urban intensification.

Andrae van Beers

Submitter 513

Original Submission No	Provision	Position	Summary
OS513.1	Chapter 4 - Urban Development	Oppose	That the Variation be thrown out.
OS513.2	Urban Intensification Variation	Oppose	That Council undertake real engagement with rate payers by means of a forum.

Kate McConnell On Behalf Of Kauri Trust

Submitter 514

Original Submission No	Provision	Position	Summary
OS514.1	Chapter 8 - Medium Density Residential	Oppose	That the variation as it affects MDR land and resultant increase in height of buildings should be withdrawn.
OS514.2	Urban Intensification Variation	Oppose	That the change in zoning from LDR to MDR in Wānaka, including the Kings Drive/Scarfie Place and Tenby/Roche Street areas, is opposed.
OS514.3	Urban Intensification Variation	Oppose	That there are alternative areas which would support higher density development and these should be pursued, such as Three Parks.

Maree Baker-Galloway On Behalf Of David Herron Munro, Helen Dallas Munro and Stephen Roy Tomlinson

Submitter 515

Original Submission No	Provision	Position	Summary
OS515.1	Chapter 9 - High Density Residential	Oppose	That the proposed changes to Chapter 9 not apply to the block of land bounded by Hallenstein, Edgar, Kent and York Streets.
OS515.2	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Oppose	That 9.5.1.1 not apply to the block of land bounded by Hallenstein, Edgar, Kent and York Streets, and that the current PDP framework continue to apply.
OS515.3	Urban Intensification Variation	Oppose	That safeguards be introduced to prevent Airbnb-style developers exploiting the Variation.
OS515.4	Urban Intensification Variation	Oppose	That any additional, amended, consequential, or further relief be provided in order to reflect the intent of the matters raised.
OS515.5	Urban Intensification Variation	Oppose	That the row of LDSR land between 1A and 15 Kent Street immediately north of 10C Salmond Place continue to be zoned LDSR, not MDR as notified.

OS515.6	Urban Intensification Variation	Support	That the intent of the Variation to give effect to the National Policy Statement for Urban Development is supported.
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Marilyn Cull

Submitter 516

Original Submission No	Provision	Position	Summary
OS516.1	Chapter 8 - Medium Density Residential	Oppose	That Council reject the proposed changes to height restrictions which would allow developments up to 12m high.
OS516.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That Council reject the proposed changes to height restrictions which would allow developments up to 8m high.

Maree Baker-Galloway On Behalf Of Munro Family Trust, Mabel Grove Farms Limited, Goodwin Property Trust, Chatfield Family Trust and David and Marion Gould

Submitter 517

Original Submission No	Provision	Position	Summary
OS517.1	Chapter 9 - High Density Residential	Oppose	That the proposed changes to Chapter 9, in particular Rule 9.5.1.1, not apply to land within the block of HDRZ land bounded by Hallenstein, Edgar, Kent and York Streets.
OS517.2	Urban Intensification Variation	Support	That the intent of the Variation to give effect to the National Policy Statement for Urban Development is generally supported.
OS517.3	Urban Intensification Variation	Oppose	That the row of LDSRZ land between 1A and 15 Kent Street continue to be zoned Low Density Suburban Residential.
OS517.4	Urban Intensification Variation	Oppose	That the current Proposed District Plan framework continue to apply to the land within the block of

			HDRZ land bounded by Hallenstein, Edgar, Kent and York Streets.
OS517.5	Urban Intensification Variation	Oppose	That safeguards be introduced to prevent Airbnb-style developers exploiting the Variation.
OS517.6	Urban Intensification Variation	Oppose	That any additional, amended, consequential or further relief be made to reflect the intent of the matters raised in this submission.

Christine Beasley

Submitter 518

Original Submission No	Provision	Position	Summary
OS518.1	Chapter 9 - High Density Residential	Oppose	That Lake Hāwea South is not included in the Variation

Nicola Brown

Submitter 519

Original Submission No	Provision	Position	Summary
OS519.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That Arrowtown be excluded from the QLDC Urban Intensification proposal.
OS519.2	Chapter 8 - Medium Density Residential	Oppose	That Arrowtown be excluded from the QLDC Urban Intensification proposal.

Adam Benn On Behalf Of Adam Benn and Rebecca McLeod

Submitter 520

Original Submission No	Provision	Position	Summary
OS520.1	Chapter 8 - Medium Density Residential	Oppose	That the medium density area be re-classified and therefore preserved as it is for future generations to appreciate.
OS520.2	Urban Intensification Variation	Oppose	That Arrowtown be exempt from the Urban Intensification Plan.

OS520.3	Urban Intensification Variation	Oppose	That Central Arrowtown's heritage township classification also encompass the medium-density residential area.
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Quintin Winsloe On Behalf Of Winsloe Family

Submitter 521

Original Submission No	Provision	Position	Summary
OS521.1	Chapter 15 - Local Shopping Centre Zone	Oppose	That any increase in the height limit for the Local Shopping Centre Zone is opposed and that the current height limit be enforced without specific exemptions.
OS521.2	Chapter 13 - Wānaka Town Centre	Oppose	That any increase in height in the Wānaka Town Centre is opposed and that the existing height remain
OS521.3	Chapter 7 - Lower Density Suburban Residential	Oppose	That any increase in height in the Lower Density Suburban Residential Zone is opposed and that the existing limit remain
OS521.4	Chapter 8 - Medium Density Residential	Oppose	That any increase in height in the MDRZ is opposed and that the existing limits should remain and be enforced
OS521.5	Chapter 9 - High Density Residential	Oppose	That any increase in height in HDRZ is opposed and that the existing limits should be enforced
OS521.6	Chapter 27 - Subdivision and Development	Oppose	That any reduction in land size is opposed.

Wendy Baker On Behalf Of Wendy Baker and Howie Barnes

Submitter 522

Original Submission No	Provision	Position	Summary
OS522.1	Chapter 8 - Medium Density Residential > 8.4 Rules - Activities	Oppose	That the maximum height of 8m be retained in the Medium Density zone in Arrowtown as the town centre has low heights and the next zoning 'ring', in this case Medium Density needs to be in proportion to

			avoid overbearing and dominating the important historic values.
OS522.2	Chapter 8 - Medium Density Residential	Oppose	That up to three units per site is made a permitted activity in the MDRZ in Arrowtown; that this is not subject to a resource consent unless bulk and location standards are breached; and that the assessment against the Arrowtown Design Guidelines is not required until 4 units or more are proposed.

Rosie Bristed

Submitter 523

Original Submission No	Provision	Position	Summary
OS523.1	Chapter 9 - High Density Residential	Oppose	That the location and height of planned high density is reconsidered.

Steven Honey

Submitter 524

Original Submission No	Provision	Position	Summary
OS524.1	Chapter 13 - Wānaka Town Centre	Oppose	That the increase height of 12 metres in the Town Centre is removed.
OS524.2	Urban Intensification Variation	Oppose	That the increase to 16 metres in three parks makes sense.

Amelia Peasey

Submitter 525

Original Submission No	Provision	Position	Summary
OS525.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the urban intensification in Arrowtown be opposed and not adopted.

Shantelle Cockroft-Gerken

Submitter 526

Original Submission No	Provision	Position	Summary
OS526.1	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That Arrowtown be removed from the planned provision changes, and the existing MDR Zone rules be retained for development.
OS526.2	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies	Oppose	That Arrowtown be removed from the planned changes and the existing MDR Zone rules be retained for development.
OS526.3	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies	Oppose	That Arrowtown be removed from the planned changes and the existing MDR Zone rules be retained.
OS526.4	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies	Oppose	That Arrowtown be removed from the planned changes and the existing MDR Zone rules be retained for development.
OS526.5	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That Arrowtown be removed from the planned provision changes and the existing MDR Zone rules be retained for development.
OS526.6	Chapter 8 - Medium Density Residential	Oppose	That Arrowtown be removed from the planned provision changes and the existing MDR Zone rules be retained.

Lucienne Ward

Submitter 527

Original Submission No	Provision	Position	Summary
OS527.1	Chapter 13 - Wānaka Town Centre	Oppose	That high rise buildings are kept of of the centre of Town and away from the scenic lakefront.
OS527.2	Chapter 13 - Wānaka Town Centre	Oppose	That the changes to Chapter 13 - Wānaka Town Centre are opposed

Jan Scown

Submitter 528

Original Submission No	Provision	Position	Summary
OS528.1	Chapter 13 - Wānaka Town Centre	Oppose	That the decision on the Variation is delayed while wider consultation takes place, including discussion on types of residential housing and amenity values

Stephen Gerken

Submitter 529

Original Submission No	Provision	Position	Summary
OS529.1	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That Arrowtown be removed from proposed changes to the Medium Density Residential Zone rules, and that existing development rules remain as they are in Arrowtown.
OS529.2	Chapter 8 - Medium Density Residential	Oppose	That Arrowtown be removed from proposed changes to the Medium Density Residential Zone rules, and that existing development rules remain as they are in Arrowtown.

Deane Moreton

Submitter 530

Original Submission No	Provision	Position	Summary
OS530.1	Urban Intensification Variation	Not Stated	[No content provided by the submitter]

Stella Torvelainen

Submitter 531

Original Submission No	Provision	Position	Summary
OS531.1	Chapter 8 - Medium Density Residential	Support	That there needs to be stronger direction in the objectives, policies and rules on what low impact design constitutes for stormwater.
OS531.2	Urban Intensification Variation	Oppose	That clearer objectives, policies and rules are introduced on who should own infrastructure in relation to ease of maintenance.
OS531.3	Urban Intensification Variation	Oppose	That provision is added to develop commercial pockets for a certain number of houses to allow for corner dairies, cafes or co-share workspaces closer to homes and that this is built early on in developments
OS531.4	Urban Intensification Variation	Oppose	That if density increases are going to be made then there needs to be a stronger strategy around how servicing will work.
OS531.5	Urban Intensification Variation	Oppose	That more thought needs to be given to what assets will and wont vest as pipes become more difficult to access when there is less room around buildings
OS531.6	Urban Intensification Variation	Oppose	That where car parks are proposed in both the Medium and High Density Zones, they are required to be under a building (or at least predominately) as this is better for stormwater and amenity.
OS531.7	Urban Intensification Variation	Oppose	That the Medium Density Residential Zone along Frankton Road be capped to a more feasible walking or biking distance to the Central Business District and Five Mile, such as stopping at Hensman Road, and restarting at Marina Drive toward Frankton.
OS531.8	Urban Intensification Variation	Oppose	That in both the Medium and High Density Residential Zones existing shading tree coverage needs to be protected, and new shading tree coverage for streets and accessways should be promoted for amenity.
OS531.9	Chapter 9 - High Density Residential	Oppose	That High Density Residential be rolled out through all of Three Parks as its a new greenfield space where this development could be coordinated.

Kate Mulligan

Submitter 532

Original Submission No	Provision	Position	Summary
OS532.1	Chapter 13 - Wānaka Town Centre	Oppose	That the notified variation be rejected, and the existing rules retained.
OS532.2	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.1	Oppose	That the notified variation be rejected, and the existing rules retained.
OS532.3	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the notified variation be rejected, and the existing rules retained.
OS532.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the notified variation be rejected, and the existing rules retained.

Benjamin Thomson

Submitter 533

Original Submission No	Provision	Position	Summary
OS533.1	Chapter 4 - Urban Development > 4.1 Purpose	Oppose	That Wānaka be treated as unique under the plan.
OS533.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That there be no change to provision 7.5.1 for Wānaka.
OS533.3	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That there be no change to provision 8.1 for Wānaka.
OS533.4	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.1.4	Oppose	That no low-rise apartments be permitted for Wānaka.
OS533.6	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.2	Oppose	That there be no change to provision 8.2.5.2 for Wānaka.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS533.7	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That there be no change to provision 8.5.1 for Wānaka.
OS533.8	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That the proposed amendments to provision 8.5.5 be rejected.
OS533.9	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.6	Oppose	That the proposed amendments to provision 8.5.6 be rejected.
OS533.10	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Oppose	That there be no change to provision 9.1 for Wānaka.
OS533.11	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.6.5	Oppose	That there be no change to provision 9.2.6.5 for Wānaka.
OS533.12	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > 13.2.2	Oppose	That there be no change to provision 13.2.2 for Wānaka.
OS533.13	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.2.3	Oppose	That there be no change to provision 13.2.2.3 for Wānaka.
OS533.14	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.2.5	Oppose	That there be no change to provision 13.2.2.5 for Wānaka.
OS533.15	Chapter 13 - Wānaka Town Centre > 13.4 Rules - Activities > 13.4.4	Oppose	That there be no change to provision 13.4.4 for Wānaka.
OS533.16	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.1	Oppose	That there be no change to provision 13.5.1 for Wānaka.
OS533.17	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.6	Oppose	That there be no change to provision 13.5.6 for Wānaka.
OS533.18	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.9	Oppose	That there be no change to provision 13.5.9 for Wānaka.
OS533.19	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That there be no change to provision 13.5.10.
OS533.20	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.15	Oppose	That there be no change to provision 13.5.15.
OS533.21	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.16	Oppose	That there be no change to provision 13.5.16.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS533.22	Chapter 16 - Business Mixed Use > 16.1 Purpose	Oppose	That there be no change to provision 16.1 for Wānaka, isolating changes to Queenstown only.
OS533.23	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.1	Oppose	That there be no change to provision 16.5.1 for Wānaka.
OS533.24	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.9	Oppose	That there be no change to heights for Wānaka.
OS533.25	Chapter 16 - Business Mixed Use > 16.6 Rules - Non-Notification of Applications > 16.6.2 > 16.6.2.2	Oppose	That there be no change to provision 16.6.2.2 for Wānaka.
OS533.26	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Oppose	That there be no change to provision 27.2.1.4 for Wānaka.
OS533.27	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That there be no change to provision 27.6.1 for Wānaka.
OS533.28	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That there be no change to provision 27.7.30 for Wānaka.
OS533.29	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the existing height controls be maintained in the central Wānaka area.
OS533.30	Chapter 13 - Wānaka Town Centre	Oppose	That existing intensification controls are maintained in the central Wānaka area.
OS533.31	Urban Intensification Variation	Oppose	That any further development in Wānaka be limited to vacant land on the flats at the eastern side of the town where it won't adversely affect the natural beauty and amenity of the town.

Beth Lawson

Submitter 534

Original Submission No	Provision	Position	Summary
OS534.1	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Oppose	That the decision be delayed until sufficient evidence that protection of our most important asset, our central hub, is assured.
OS534.2	Urban Intensification Variation	Oppose	That further public and expert consultation with modification to the proposal is essential prior to any decision being made.
OS534.3	Urban Intensification Variation	Oppose	That the proposal to increase height and density in the central Queenstown district and aspects of Queenstown Hill is opposed.

Hayley Malloy

Submitter 535

Original Submission No	Provision	Position	Summary
OS535.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all proposed heights be reduced and land footprint be increased.
OS535.2	Chapter 8 - Medium Density Residential	Oppose	That heights be reduced drastically with three stories prohibited, land footprint increased, and separation between properties for shade effect be a condition that must be considered if building.
OS535.3	Urban Intensification Variation	Oppose	That Arrowtown community consultation be compulsory, especially in regard to heights, land measurements, shade, and sunshine effects.

Brigid Roberts On Behalf Of Lynch Family Trust

Submitter 536

Original Submission No	Provision	Position	Summary
OS536.1	Chapter 12 - Queenstown Town Centre	Oppose	That central Queenstown is protected from further high-density development (such as the Ramada Queenstown Central) by retaining (and if possible reinstating) low- and medium-density zones in town.
OS536.2	Chapter 9 - High Density Residential	Oppose	That central Queenstown is protected from further high-density development (such as the Ramada Queenstown Central) by retaining (and if possible reinstating) low- and medium-density zones in town.
OS536.3	Urban Intensification Variation	Oppose	That the high-density residential development in the central Queenstown area, specifically in the Brisbane and Park Streets blocks in close proximity to the Queenstown Gardens, is opposed.
OS536.4	Chapter 12 - Queenstown Town Centre	Support	That the protection of public views of lake Wakatipu and surrounding peaks and natural spaces, as well as the historic heritage value, scale and form of adjacent precincts, is supported.
OS536.5	Chapter 12 - Queenstown Town Centre	Oppose	That central Queenstown remains low-rise to preserve the area's special character.

Alex Schultz

Submitter 537

Original Submission No	Provision	Position	Summary
OS537.1	Chapter 8 - Medium Density Residential	Oppose	That all changes to provision in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS537.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Residential Zone relating to Arrowtown be rejected.
OS537.3	Urban Intensification Variation	Oppose	That the Variation be rejected.

Patricia Popperwell

Submitter 538

Original Submission No	Provision	Position	Summary
OS538.1	Chapter 13 - Wānaka Town Centre	Oppose	That the change in height regulations be rejected or only allowed in Three Parks.
OS538.2	Urban Intensification Variation	Oppose	That the proposed height allowances in central Wānaka are opposed.
OS538.3	Urban Intensification Variation	Oppose	That higher buildings be constructed in Three Parks, not in the Town Centre by the lake.

Joel Peasey

Submitter 539

Original Submission No	Provision	Position	Summary
OS539.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed variations to the Proposed District Plan are rejected.

Lindsay Robert Key

Submitter 540

Original Submission No	Provision	Position	Summary
OS540.1	Chapter 8 - Medium Density Residential	Oppose	That the recession plane not be altered, the height allowance not be increased, and the maximum site density be retained.
OS540.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That the recession plane not be altered, the height allowance not be increased, and the maximum site density be retained.
OS540.3	Urban Intensification Variation	Oppose	That the proposal of the Urban Intensification Variation to the Proposed District Plan be withdrawn in its entirety.

OS540.4	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That no changes be made to the lot sizes in Arrowtown.
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Werner Murray On Behalf Of Anna Hutchinson, Tim Hutchinson, and John Tavendale trustees Anna Hutchinson Family Trust

Submitter 541

Original Submission No	Provision	Position	Summary
OS541.1	Urban Intensification Variation	Oppose	That Lot 2 DP 310444, Lot 3 DP310444, Lot 3 DP 516751, and Lot 2 DP 516751 be included in the Medium Density Residential Zone

James Paul Lyon Mortlock

Submitter 542

Original Submission No	Provision	Position	Summary
OS542.1	Chapter 8 - Medium Density Residential	Oppose	That all changes to the provisions in the Medium Density Residential Zone relating to Wānaka are opposed.
OS542.2	Urban Intensification Variation	Oppose	That all parts of residential Wānaka should be excluded from intensification rules unless master planned by developer and approved by council.

Darryll Rogers

Submitter 543

Original Submission No	Provision	Position	Summary
OS543.1	Urban Intensification Variation	Oppose	The the intensification plans are opposed
OS543.2	Urban Intensification Variation	Oppose	That townships such as Lake Wānaka, Albert Town, Arrowtown and Lake Hāwea are not Tier 2 and have no requirement to be considered for intensification
OS543.3	Urban Intensification Variation	Oppose	That council reject the proposals in full

Simon Anthony Hayes

Submitter 544

Original Submission No	Provision	Position	Summary
OS544.1	Urban Intensification Variation	Oppose	That the increase in building heights in residential areas only be allowed on properties that back onto a hill with not properties behind them (e.g. Queenstown Camp Ground) and where there is a larger block of land and the developer builds in a way where all buyers know what is being built and it does not shade or obstruct neighbouring properties
OS544.2	Urban Intensification Variation	Oppose	That the increases in building heights in the residential areas is generally opposed

Shirley Grace Palmer

Submitter 545

Original Submission No	Provision	Position	Summary
OS545.1	Urban Intensification Variation	Oppose	That the proposal to allow 12 metre buildings in areas already established with 4-6 metres be rejected.

Grant Meredith

Submitter 546

Original Submission No	Provision	Position	Summary
OS546.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the proposed height limit increase from 11 metres, or 12 metres for roof tops, to the proposed 16.5 metres is opposed.
OS546.2	Urban Intensification Variation	Oppose	That there is sufficient land and development in Three Parks for any increase in retail space needed in future.

Justin Tye

Submitter 547

Original Submission No	Provision	Position	Summary
OS547.1	Urban Intensification Variation	Oppose	That the increased heights and densities proposed by the Urban Intensification Variation are opposed.
OS547.2	Urban Intensification Variation	Oppose	That the proposal to rezone land close to commercial areas in Wānaka to enable intensification of development is opposed.

Cameron Wood

Submitter 548

Original Submission No	Provision	Position	Summary
OS548.1	Chapter 8 - Medium Density Residential	Support	That the proposed changes to the zone rules and provisions of the MDRZ are generally supported.
OS548.2	Urban Intensification Variation	Oppose	That the area of land accessed off Goldfield Heights Road (including along Panners Way and Golden Terrace) and up to the intersection with St Georges Avenue is rezoned as MDRZ
OS548.3	Chapter 7 - Lower Density Suburban Residential	Support	That the proposed changes to the zone rules and provisions for the LDRZ are generally supported.
OS548.4	Chapter 7 - Lower Density Suburban Residential	Oppose	That the restrictions on the Outer Control Boundary for the Airport are removed so that the proposed LDRZ density rules apply

Abby Palmer

Submitter 549

Original Submission No	Provision	Position	Summary
OS549.1	Urban Intensification Variation	Oppose	That the change to Medium Density through the heights area be rejected.
OS549.2	Chapter 8 - Medium Density Residential	Oppose	That with more business and commerce heading out to Three Parks, it is sensible for intensive housing to go in with it instead.
OS549.3	Urban Intensification Variation	Oppose	That the building height allowance of properties within the area identified in the submission is reconsidered and kept at low density.

Alex Walton

Submitter 550

Original Submission No	Provision	Position	Summary
OS550.1	Urban Intensification Variation	Oppose	That QLDC's Urban Intensification variation for Lake Hāwea is opposed.

Andrew J Grant

Submitter 551

Original Submission No	Provision	Position	Summary
OS551.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation for Arrowtown be rejected.
OS551.2	Urban Intensification Variation	Oppose	That there are other areas in the Wakatipu Basin that would readily accommodate high rise housing solutions

Austin Bragg On Behalf Of Sandra and Austin Bragg

Submitter 552

Original Submission No	Provision	Position	Summary
OS552.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Oppose	That the proposed changes to the maximum building height in the medium density zone are opposed.
OS552.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Oppose	That the current height limit for Goldfield Heights remains 8 metres.

Barbara Thompson

Submitter 553

Original Submission No	Provision	Position	Summary
OS553.1	Urban Intensification Variation	Oppose	That the new proposal for Arrowtown be rejected.

Frost Bernadette

Submitter 554

Original Submission No	Provision	Position	Summary
OS554.1	Urban Intensification Variation	Oppose	That the urban intensification proposal is rejected.
OS554.2	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the existing height restrictions for central Wānaka remain in place.

Bettina Meyer

Submitter 555

Original Submission No	Provision	Position	Summary
OS555.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the proposed changes allowing 17 metre high buildings in the Wānaka township are opposed.
OS555.2	Urban Intensification Variation	Oppose	That the height of developing be left as it is.
OS555.3	Urban Intensification Variation	Oppose	That no changes be made.

Brian and Chris Fitzpatrick

Submitter 556

Original Submission No	Provision	Position	Summary
OS556.1	Urban Intensification Variation	Oppose	That the two blocks of residential land bounded by Hobart Street, Park Street and Frankton Road not be rezoned High Density, or in the alternative, the height provisions that apply in these two blocks be set much lower than the height proposed for other High Density areas.
OS556.2	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.36	Oppose	That the sunlight access provisions be retained and strengthening.

Brydon Smallbone

Submitter 557

Original Submission No	Provision	Position	Summary
OS557.1	Chapter 13 - Wānaka Town Centre	Oppose	That the proposed height increases in central Wānaka are opposed.

Caroline Degerholm

Submitter 558

Original Submission No	Provision	Position	Summary
OS558.1	Chapter 13 - Wānaka Town Centre	Oppose	That the increased building heights in Wānaka Town Centre are opposed.
OS558.2	Urban Intensification Variation	Oppose	That the retail and commercial area at Three Parks provides adequate scope for accommodating the taller buildings and more intense developments, rather than the Wānaka Town Centre.

Cassandra Treadwell

Submitter 559

Original Submission No	Provision	Position	Summary
OS559.1	Chapter 13 - Wānaka Town Centre	Oppose	That the new building heights for Wānaka are opposed.
OS559.2	Urban Intensification Variation	Oppose	That building height increases be contained in the Three Parks area.
OS559.3	Chapter 13 - Wānaka Town Centre	Oppose	That the Wānaka lakefront and village environment be protected by not allowing more than two stories in locations seen from the lake.

Andy Richards

Submitter 560

Original Submission No	Provision	Position	Summary
OS560.1	Urban Intensification Variation	Oppose	That the intensification plans for Wānaka are opposed.

Ann Dodds

Submitter 561

Original Submission No	Provision	Position	Summary
OS561.1	Urban Intensification Variation	Oppose	That the existing height restrictions are kept as they are.
OS561.2	Chapter 13 - Wānaka Town Centre	Oppose	That the Wānaka CBD is preserved.
OS561.3	Urban Intensification Variation	Oppose	That there is ample space for multistoried development in Three Parks that should be utilised.
OS561.4	Urban Intensification Variation	Oppose	That any changes to the existing DOC/Mt Aspiring National Park area on McPherson Street is opposed.

Catherine Nind

Submitter 562

Original Submission No	Provision	Position	Summary
OS562.1	Urban Intensification Variation	Oppose	That the variation be rejected.
OS562.2	Urban Intensification Variation	Oppose	That should the Variation be approved, a buffer zone should be created around the historic part of Arrowtown village.

Cherie Turnbull

Submitter 563

Original Submission No	Provision	Position	Summary
OS563.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That high rise buildings above seven metres in the Wānaka CBD be opposed.
OS563.2	Urban Intensification Variation	Oppose	That building height be limited to two stories in the suburban areas.
OS563.3	Urban Intensification Variation	Oppose	That buildings higher than 7 metres in 3 Parks is supported.

Christopher Robinson

Submitter 564

Original Submission No	Provision	Position	Summary
OS564.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the existing height restrictions should be retained for Wānaka Town Centre.
OS564.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the existing height restrictions should be maintained for the Medium Density Residential Zone.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS564.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed change to the maximum height in the Low Density Residential Zone is strongly opposed.
OS564.4	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the reduction in lot area in the Low Density Residential Zone from 450m ² to 300m ² is strongly opposed.
OS564.5	Urban Intensification Variation	Oppose	That the proposed Medium Density Residential Standards should be located in an area such as Three Parks.
OS564.6	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the proposed changes to height in the Wānaka Town Centre Zone are opposed.
OS564.7	Chapter 8 - Medium Density Residential	Oppose	The proposed changes to increase the permitted height and the intensification in the medium residential zone is opposed.

Christine Rudin-Jones

Submitter 565

Original Submission No	Provision	Position	Summary
OS565.1	Chapter 4 - Urban Development > 4.1 Purpose	Support	That the following sentences in Urban Growth Purpose 4.1 be retained and adopted as a meaningful directive for development of the District: "Urban growth within the District occurs within an environment that is revered for its natural amenity values, and the District relies, in large part for its social and economic wellbeing on the quality of the landscape, open spaces and the natural and built environment."
OS565.2	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Oppose	That the existing purpose for the Low Density Suburban Zone for Lake Hāwea township be retained, with township sites to have allowable <u>subdivision down to 450m²</u> .
OS565.3	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That variations below 450m ² site size be non-complying and notifiable within Lake Hāwea township.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS565.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That a 5.5-7m height be retained for 1-2 storey residential properties (as per definition) in the LDRZ for Lake Hāwea township, with heights above 7m non-complying and notifiable.
OS565.5	Chapter 7 - Lower Density Suburban Residential	Oppose	That further research be done for variations in Chapter 7 (Low Density Suburban Residential), with specifications applied to different areas in the QLDC area north of Cemetery Road in Lake Hāwea.
OS565.6	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.6.2	Oppose	That the current proposal for intensification of Lake Hāwea and surrounding areas cease until appropriate infrastructure has been upgraded to cope with further housing development.
OS565.7	Urban Intensification Variation	Oppose	That further research and town planning be done for development of the Lake Hāwea area.
OS565.8	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the height for a two-storey building specified for the LDRZ recommendation be clarified.
OS565.9	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That more research be done as to the landscape and recession plane relationships in Lake Hāwea township.
OS565.10	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That the recession planes already in the District Plan for Lake Hāwea township be retained.
OS565.11	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.3.2	Oppose	That the deleted provision 8.2.3.2 be reinstated and retained.
OS565.12	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies	Oppose	That the deleted policy 8.2.3.2 from Chapter 8 be applied to 7.5.1 for the Lower Density Suburban Residential Zone in Lake Hāwea township.
OS565.13	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That building height be limited to two storeys, with heights above two storeys notifiable.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS565.14	Urban Intensification Variation	Oppose	That restrictions be put in place that acknowledge the character of settled and established townships/villages before allowing infill developments.
OS565.15	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.911	Oppose	That the proposed amendments to provision 7.5.9 (Density) be rejected.
OS565.16	Urban Intensification Variation	Oppose	That specification in the variation be created that requires an increase in building scale equals an increase in the number of residential units.
OS565.17	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That clarification/differentiation be made for minimum lot sizes within the Low Density Residential Zone between established areas and new subdivision, with 450m ² for Lake Hāwea township and 300m ² for Hāwea South.
OS565.18	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That clarification/differentiation be made for building heights within the Low Density Residential Zone between established areas and new subdivision, with 5.5-7m height limited to two storeys for Lake Hāwea township and 5.5-7m height for Hāwea South.

Brock Davis

Submitter 566

Original Submission No	Provision	Position	Summary
OS566.1	Urban Intensification Variation	Support	That the Urban Intensification Variation plan be retained as notified.

William Linterman

Submitter 567

Original Submission No	Provision	Position	Summary
OS567.1	Urban Intensification Variation	Oppose	That there be more community consultation, not bluntly targeted government decree.
OS567.2	Urban Intensification Variation	Oppose	That the variations be rejected, and existing rules maintained.

OS567.3	Urban Intensification Variation	Oppose	That charm and views be retained in Wānaka.
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Yvonne Stevenson

Submitter 568

Original Submission No	Provision	Position	Summary
OS568.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS568.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS568.3	Urban Intensification Variation	Oppose	That Arrowtown be excluded from urban intensification.
OS568.4	Urban Intensification Variation	Oppose	That the proposed Urban Intensification plans be removed/withdrawn or amended to exclude Arrowtown.

William Roy Champtaloup

Submitter 569

Original Submission No	Provision	Position	Summary
OS569.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS569.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS569.3	Urban Intensification Variation	Oppose	That the variation notification for Arrowtown from this proposed "urban intensification" immediately be withdrawn.
OS569.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed height change to 12m for the MDRZ be strongly opposed
OS569.5	Urban Intensification Variation	Oppose	That the proposed changes should have never got to 'notified' status

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS569.6	Urban Intensification Variation	Oppose	That QLDC should have excluded Arrowtown for the intensification changes
OS569.7	Urban Intensification Variation	Oppose	That exemption from the urban intensification variation within the Central Policy Document be applied to Arrowtown

Stuart Baird

Submitter 570

Original Submission No	Provision	Position	Summary
OS570.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed 12m Urban Intensification Variation building height in Arrowtown be cancelled.
OS570.2	Urban Intensification Variation	Oppose	That a different set of rules be applied to Arrowtown in order to keep its character, individual identity and history.
OS570.3	Urban Intensification Variation	Oppose	That there is plenty of land to build 12m high buildings in the wider Queenstown and surrounding districts excluding Arrowtown.

William Allan Smith

Submitter 571

Original Submission No	Provision	Position	Summary
OS571.1	Urban Intensification Variation	Oppose	That the Medium Density Residential Zone includes too large of an area of land in the area between Plantation Road and Kings Drive and is opposed
OS571.2	Urban Intensification Variation	Oppose	That the proposal should have more time so that everyone is informed

Wendy Clarke

Submitter 572

Original Submission No	Provision	Position	Summary
OS572.1	Urban Intensification Variation	Oppose	That the Variation be withdrawn in its entirety.

Wayne Foley

Submitter 573

Original Submission No	Provision	Position	Summary
OS573.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation in its current form be rejected.
OS573.2	Urban Intensification Variation	Oppose	That the unique character of Arrowtown's surrounding suburbs merit consideration as a Qualifying Matter.
OS573.3	Urban Intensification Variation	Oppose	That any proposed intensification should be directed at areas where infrastructure has been, or can be, designed to accommodate such development.
OS573.4	Urban Intensification Variation	Oppose	That any alternative additional or consequential relief necessary or appropriate to address the matters raised in this submission and/or the relief requested in this submission, including modifications to maps identifying intensification within Arrowtown or any such other combination of plan provisions, objectives, policies, rules and standards provided that the intent of this submission be enabled.

Wayne Boatwright

Submitter 574

Original Submission No	Provision	Position	Summary
OS574.1	Urban Intensification Variation	Oppose	That the notification of a variation to the Proposed District Plan with respect to Arrowtown be withdrawn.
OS574.2	Chapter 8 - Medium Density Residential	Oppose	That the variation to medium density for Arrowtown is opposed

Warren Sharp

Submitter 575

Original Submission No	Provision	Position	Summary
OS575.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS575.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS575.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed new heights for the LDSR Zone in Arrowtown be rejected.
OS575.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed new heights for the MDR Zone in Arrowtown be rejected.
OS575.5	Urban Intensification Variation	Oppose	That no changes be made to the current standards.
OS575.6	Urban Intensification Variation	Oppose	That a suitable greenfield site be sought that is dedicated to high rise right from the start.

Warren Page

Submitter 576

Original Submission No	Provision	Position	Summary
OS576.1	Urban Intensification Variation	Oppose	That Lake Hāwea South is not included in the variation.
OS576.2	Urban Intensification Variation	Oppose	That the Variation is opposed for the reasons set out in the submission.

William Giller

Submitter 577

Original Submission No	Provision	Position	Summary
OS577.1	Urban Intensification Variation	Oppose	That the urban intensification proposed for Arrowtown be abandoned, including changes to section size and allowable building height.

Victoria Williams

Submitter 578

Original Submission No	Provision	Position	Summary
OS578.1	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the proposed Urban Intensification Variation to the Proposed District Plan.
OS578.2	Urban Intensification Variation	Oppose	That the design standards guideline from 2016, which is being updated in 2023, be followed.
OS578.3	Urban Intensification Variation	Oppose	That development towards Hanleys Farm, Lake Hayes and Ladies Mile would be the smarter solution
OS578.4	Urban Intensification Variation	Oppose	That the heritage and character of Arrowtown is maintained

Victoria Buckham

Submitter 579

Original Submission No	Provision	Position	Summary
OS579.1	Urban Intensification Variation	Oppose	That Queenstown and Arrowtown be exempt from Urban Intensification.
OS579.2	Urban Intensification Variation	Oppose	That high rise buildings would be better placed at 5 Mile or Queenstown Central.

Vicki Urquhart

Submitter 580

Original Submission No	Provision	Position	Summary
OS580.1	Urban Intensification Variation	Oppose	That the proposed change to heights and setbacks within the Wānaka Township, and Hāwea are opposed
OS580.2	Urban Intensification Variation	Oppose	That there should be a lot more consultation and information on the Variation
OS580.3	Urban Intensification Variation	Oppose	That if intensification is required, it should be out of the CBD where the big box stores and recreation areas are, and set away from the tourism areas.
OS580.4	Urban Intensification Variation	Oppose	That there should also be greenspaces to offset multi-storey buildings
OS580.5	Urban Intensification Variation	Oppose	That intensification should be with infrastructure that is planned to cope with it and not redoing present infrastructure to try and cope with it.
OS580.6	Urban Intensification Variation	Oppose	That the proposed changes to site boundaries, setbacks, and heights within the CBD of Wānaka and Queenstown are opposed.

Vicki Jones On Behalf Of Carl Smiley

Submitter 581

Original Submission No	Provision	Position	Summary
OS581.1	Urban Intensification Variation	Oppose	That the land described in the submission, bounded by Panorama Terrace and Hensman Road, remain zoned Lower Density Suburban Residential, or alternatively, that the properties on Star Lane and Peregrine Place remain zoned Lower Density Suburban Residential.
OS581.2	Chapter 8 - Medium Density Residential	Oppose	That, in the event that the properties on Star Lane and Peregrine Place remain zoned MDR, a bespoke non-complying building height standard be introduced for the MDR properties on the northern side of those lanes: that in addition to the proposed 11(+1) metre rolling height rule, no building shall breach a specified RL, which is set at the RL of the finished floor levels or existing ground levels of the adjoining LDSR zoned properties to the north.
OS581.3	Urban Intensification Variation	Oppose	That any other or consequential changes be made that would otherwise satisfy/address the concerns raised and relief sought in this submission.
OS581.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards	Oppose	That the proposed MDRZ density and height provisions relating to the land specified in the submission (bounded by Hensman Road and Panorama Terrace, in the vicinity of Peregrin Place and Star Lane), be rejected.

Jennifer Moreton On Behalf Of D&J Moreton Family Trust

Submitter 582

Original Submission No	Provision	Position	Summary
OS582.1	Urban Intensification Variation	Oppose	That the variations be rejected.
OS582.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the variations be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS582.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.4	Oppose	That the variations be rejected.
OS582.4	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the variations be rejected.

Stephen Heddles

Submitter 583

Original Submission No	Provision	Position	Summary
OS583.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown, including changes to allowed building heights, be rejected.
OS583.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown, including changes to allowed building heights, be rejected.
OS583.3	Urban Intensification Variation	Oppose	That the proposal be rejected.

Selma Roberts

Submitter 584

Original Submission No	Provision	Position	Summary
OS584.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS584.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS584.3	Urban Intensification Variation	Oppose	That the variation on urban intensification in Arrowtown be completely rejected.

Samantha Schraag

Submitter 585

Original Submission No	Provision	Position	Summary
OS585.1	Urban Intensification Variation	Oppose	That there should be no change to height zoning.
OS585.2	Urban Intensification Variation	Oppose	That housing options are sympathetic to the character of townships.

Rita Kroemer

Submitter 586

Original Submission No	Provision	Position	Summary
OS586.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS586.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS586.3	Urban Intensification Variation	Oppose	That no changes be made to the established rules and regulations for Arrowtown.

Penelope Hamilton

Submitter 587

Original Submission No	Provision	Position	Summary
OS587.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS587.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS587.3	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the Urban Intensification Variation.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS587.4	Urban Intensification Variation	Oppose	That the changes in the variation to Queenstown Lakes Proposed District Plan Urban Intensification are opposed
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Owen Williams

Submitter 588

Original Submission No	Provision	Position	Summary
OS588.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS588.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS588.3	Urban Intensification Variation	Oppose	That the proposed variation of the district plan has Arrowtown excluded.
OS588.4	Urban Intensification Variation	Oppose	That QLDC reconsiders this variation

Olive Lynette Gosney

Submitter 589

Original Submission No	Provision	Position	Summary
OS589.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation be rejected.
OS589.2	Urban Intensification Variation	Oppose	That there be no such development (intensification) in the village.

Mary May

Submitter 590

Original Submission No	Provision	Position	Summary
OS590.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS590.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS590.3	Urban Intensification Variation	Oppose	That the (Arrowtown) boundary be extended if needed (to protect Heritage).

Marian Hamilton

Submitter 591

Original Submission No	Provision	Position	Summary
OS591.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS591.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS591.3	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the "Variation to Queenstown Lakes Proposed District Plan Urban Intensification".

Luke Brinkmann-Kroemer

Submitter 592

Original Submission No	Provision	Position	Summary
OS592.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS592.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS592.3	Urban Intensification Variation	Oppose	That no changes be made to the established rules and regulations for Arrowtown.

Louise Kirkwood

Submitter 593

Original Submission No	Provision	Position	Summary
OS593.1	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the Urban Intensification Variation.

Kerry Trevella-Hall

Submitter 594

Original Submission No	Provision	Position	Summary
OS594.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS594.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS594.3	Urban Intensification Variation	Oppose	That Arrowtown be exempt from the Urban Intensification Variation and kept as it is.
OS594.4	Urban Intensification Variation	Oppose	That there are plenty of other areas in the Queenstown Lake area with room and enthusiasm for growth and development

Judith McKenzie

Submitter 595

Original Submission No	Provision	Position	Summary
OS595.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS595.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Jane Shaw

Submitter 596

Original Submission No	Provision	Position	Summary
OS596.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone be rejected.
OS596.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone be rejected.
OS596.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That all height limit increases in the Lower Density Suburban Residential Zone be rejected.
OS596.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That all height limit increases in the Medium Density Suburban Residential Zone be rejected.
OS596.5	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That proposed changes to minimum lot areas in the Lower Density Suburban Residential Zone be rejected.
OS596.6	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed changes to minimum lot dimensions in the LDSR and the MDR Zones be rejected.
OS596.7	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That the proposed removal of the maximum site density standard in the Medium Density Suburban Residential Zone be rejected.
OS596.8	Urban Intensification Variation	Oppose	That the rules be kept the same as they currently are to maintain the essence of Arrowtown.
OS596.9	Urban Intensification Variation	Oppose	That the proposal be rejected.

Isabel Dawson

Submitter 597

Original Submission No	Provision	Position	Summary
OS597.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS597.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS597.3	Urban Intensification Variation	Oppose	That Arrowtown be removed from the urban intensification plan.

Harry Brinkmann-Kroemer

Submitter 598

Original Submission No	Provision	Position	Summary
OS598.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS598.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS598.3	Urban Intensification Variation	Oppose	That no changes be made to the established rules and regulations for Arrowtown.

Halford Shaw

Submitter 599

Original Submission No	Provision	Position	Summary
OS599.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone be rejected.
OS599.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone be rejected.
OS599.3	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the Queenstown and National Policy.

Elizabeth Roberts

Submitter 600

Original Submission No	Provision	Position	Summary
OS600.1	Urban Intensification Variation	Oppose	That the proposed Intensification Variation as it relates to Arrowtown be abandoned in its entirety.

Daniel Cronshaw Hunt

Submitter 601

Original Submission No	Provision	Position	Summary
OS601.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS601.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS601.3	Urban Intensification Variation	Oppose	That the variation be withdrawn.

Christopher Wozniak

Submitter 602

Original Submission No	Provision	Position	Summary
OS602.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That no changes be made to provisions in the Lower Density Suburban Residential Zone relating in Arrowtown.
OS602.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the MDRZ in Arrowtown be amended to limit height to 8m, provided that a two-block buffer zone around the Historic Zone retains existing restrictions.
OS602.3	Chapter 8 - Medium Density Residential	Oppose	That the existing light and view provisions in the MDRZ in Arrowtown be retained.

Christine Rawlings

Submitter 603

Original Submission No	Provision	Position	Summary
OS603.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS603.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS603.3	Urban Intensification Variation	Oppose	That the existing plan (status quo) be retained for Arrowtown.

Caroline Inglis

Submitter 604

Original Submission No	Provision	Position	Summary
OS604.1	Urban Intensification Variation	Oppose	That any alternations in the district plan proposed for Arrowtown be rejected.
OS604.2	Urban Intensification Variation	Oppose	That the proposed Variation in its totality not be accepted

Anna Walter

Submitter 605

Original Submission No	Provision	Position	Summary
OS605.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the existing height limits are maintained.
OS605.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the existing height limits are maintained.

Alice Skinner

Submitter 606

Original Submission No	Provision	Position	Summary
OS606.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS606.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS606.3	Urban Intensification Variation	Oppose	That the variation be withdrawn.

Vanessa Williams

Submitter 607

Original Submission No	Provision	Position	Summary
OS607.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to the Lower Density Suburban Residential Zone in Arrowtown be rejected.
OS607.2	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the Medium Density Residential Zone in Arrowtown be rejected.
OS607.3	Urban Intensification Variation	Oppose	That the Variation to the Proposed District Plan for Arrowtown be withdrawn.
OS607.4	Urban Intensification Variation	Oppose	That council should listen to the thoughts and worries of the residents of Arrowtown

Vanessa Summerfield

Submitter 608

Original Submission No	Provision	Position	Summary
OS608.1	Urban Intensification Variation	Oppose	That the Urban Intensification Plan for Arrowtown not be adopted.

OS608.2	Urban Intensification Variation	Oppose	That the Arrowtown Community is listened to, and consultation sought for every change that may affect it.
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Valerie Smith

Submitter 609

Original Submission No	Provision	Position	Summary
OS609.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS609.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS609.3	Chapter 8 - Medium Density Residential	Oppose	That the variation to allow the Medium Density Residential Zone in Arrowtown be deleted.

Trevor Grubb

Submitter 610

Original Submission No	Provision	Position	Summary
OS610.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That any changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS610.2	Chapter 8 - Medium Density Residential	Oppose	That any changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS610.3	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the "Variation to Queenstown Lakes Proposed District Plan - Urban Intensification".

Tracy Eden

Submitter 611

Original Submission No	Provision	Position	Summary
OS611.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS611.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS611.3	Urban Intensification Variation	Oppose	That heights of 7m in the Proposed District Plan be retained.

Tony Russell

Submitter 612

Original Submission No	Provision	Position	Summary
OS612.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS612.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS612.3	Urban Intensification Variation	Oppose	That Arrowtown be removed from any urban intensification plans.

Tony Dawson

Submitter 613

Original Submission No	Provision	Position	Summary
OS613.1	Urban Intensification Variation	Oppose	That the proposed variation be rejected.
OS613.2	Urban Intensification Variation	Oppose	That Central Government clarify what it means when it refers to Queenstown as a Tier 2 urban environment.

Toni Boatwright

Submitter 614

Original Submission No	Provision	Position	Summary
OS614.1	Urban Intensification Variation	Oppose	That the notification of a variation to the Proposed District Plan with respect to Arrowtown be withdrawn.
OS614.2	Chapter 8 - Medium Density Residential	Oppose	That the Variation to Medium Density in Arrowtown is opposed
OS614.3	Urban Intensification Variation	Oppose	That Queenstown Lakes District has ample land that would be more suited to a greenfield development with medium density living

Tom Lorimer

Submitter 615

Original Submission No	Provision	Position	Summary
OS615.1	Urban Intensification Variation	Oppose	That these intensification and height limit variations be rejected, and the existing rules be maintained.

Todd Weeks

Submitter 616

Original Submission No	Provision	Position	Summary
OS616.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed increase to build height in the Medium Density Zone of Arrowtown be rejected.
OS616.2	Chapter 27 - Subdivision and Development	Oppose	That the proposed changes to the minimum subdivision rules be rejected.
OS616.3	Urban Intensification Variation	Oppose	That the proposal be withdrawn in all respects.

Tim Williams On Behalf Of Universal Developments Limited

Submitter 617

Original Submission No	Provision	Position	Summary
OS617.1	Urban Intensification Variation	Support	That the changes to the District Plan to provide for the intensification outcomes as notified by this variation are approved and apply to Lot 2 DP 497316.

Tim Preston

Submitter 618

Original Submission No	Provision	Position	Summary
OS618.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS618.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS618.3	Urban Intensification Variation	Oppose	That the proposed relaxation of planning controls to allow intensification in Queenstown Lakes District medium and low density residential zones be limited to Fernhill, Queenstown, Frankton, Quail Rise, Shotover Country, Lake Hayes Estate, and future Ladies Mile developments, and that it exclude Arthurs Point, Kelvin Heights, and Arrowtown.
OS618.4	Urban Intensification Variation	Oppose	That QLDC be able and willing to engage with submitters seeking clarification on proposed planning changes.
OS618.5	Urban Intensification Variation	Oppose	That QLDC withdraw and amend the proposed Variation to something consistent with democratic values, or that the Hearings Panel recommend against adoption of the Variation.
OS618.6	Urban Intensification Variation	Oppose	That QLDC rethink their response to the NPS in a manner which is consistent with the NPS requirements

Terri-Lee McGregor

Submitter 619

Original Submission No	Provision	Position	Summary
OS619.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the changes to height limits in the LDSR Zone in Arrowtown be removed.
OS619.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the changes to height limits in the MDR Zone in Arrowtown be removed.
OS619.3	Urban Intensification Variation	Oppose	That the Variation be rejected.

Susan Rowley

Submitter 620

Original Submission No	Provision	Position	Summary
OS620.1	Chapter 8 - Medium Density Residential	Oppose	That QLDC withdraw its proposed Variation for intensification in the Medium Density Zone in the village of Arrowtown as described in the PDP thereby making it exempt from Policy 5.
OS620.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That QLDC withdraw its proposed Variation for intensification in the Lower Density Zone in the village of Arrowtown as described in the PDP thereby making it exempt from Policy 5.
OS620.3	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That the striking out of the words 'is maintained' in paragraph four of Chapter 8.1 be rejected.
OS620.4	Urban Intensification Variation	Oppose	That QLDC withdraw its proposed Variation for intensification in the village of Arrowtown as described in the PDP thereby making it exempt from Policy 5.

Susan Milne

Submitter 621

Original Submission No	Provision	Position	Summary
OS621.1	Urban Intensification Variation	Oppose	That Arrowtown be removed from the proposed Urban Intensification Variation.
OS621.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That there be no changes to provisions in the Lower Density Suburban Residential zone relating to Arrowtown.
OS621.3	Chapter 8 - Medium Density Residential	Oppose	That there be no changes to provisions in the Medium Density Residential Zone relating to Arrowtown.

Susan Manson

Submitter 622

Original Submission No	Provision	Position	Summary
OS622.1	Urban Intensification Variation	Oppose	That this plan change be rejected.
OS622.2	Urban Intensification Variation	Oppose	That the building heights are kept the same as they presently are.

Susan Cowles

Submitter 623

Original Submission No	Provision	Position	Summary
OS623.1	Chapter 13 - Wānaka Town Centre	Oppose	That the intensification of the Wānaka Town Centre is opposed.
OS623.2	Urban Intensification Variation	Oppose	That QLDC step back from the plan and look at implications of the intensification of this particular area.
OS623.3	Urban Intensification Variation	Oppose	That intensification is redirected to the development at Three Parks where the needs of the community can

			be met, as well as considering Central Government National policy
OS623.4	Chapter 13 - Wānaka Town Centre	Oppose	That QLDC redirect planning into retaining and enhancing the Town Centre as a boutique, relaxed, people friendly area rather than destroying the special area that is a large part of the appeal of Wānaka for locals and tourists alike.
OS623.5	Urban Intensification Variation	Oppose	That QLDC consult in greater depth with stakeholders from the Town Centre
OS623.6	Urban Intensification Variation	Oppose	That QLDC investigate fully the implications of infrastructure capabilities, water and natural disaster risks before any decision is made.
OS623.7	Urban Intensification Variation	Oppose	That any newly designated rezoning areas have provision for new builds to have design restraints to allow existing buildings their right to continue to enjoy existing views and sunlight

Susan Campbell

Submitter 624

Original Submission No	Provision	Position	Summary
OS624.1	Urban Intensification Variation	Oppose	That the height remain at 7 metres from Penbroke Park to the Golf Course and around the Lake.

Sukhinder Turner

Submitter 625

Original Submission No	Provision	Position	Summary
OS625.1	Urban Intensification Variation	Oppose	That Wānaka Village, Queenstown Village, and Arrowtown Village be exempt from urban intensification.
OS625.2	Urban Intensification Variation	Oppose	That both Wānaka and Queenstown have other areas outside of the CBD's that would be more appropriate for intensification.

Stuart McMaster

Submitter 626

Original Submission No	Provision	Position	Summary
OS626.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation for Arrowtown be rejected.
OS626.2	Urban Intensification Variation	Oppose	That instead of intensifying Arrowtown, development for expansion should be into new dedicated areas.

Stuart and Pamela Maclean

Submitter 627

Original Submission No	Provision	Position	Summary
OS627.1	Urban Intensification Variation	Oppose	That there be no increase in height restrictions in the area bounded by Hobart to Parks Street and Park Street to Frankton Road.
OS627.2	Urban Intensification Variation	Oppose	That there be no increase in density in the area bounded by Hobart to Park Street and Park Street to Frankton Road.

Stephen Bond

Submitter 628

Original Submission No	Provision	Position	Summary
OS628.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS628.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS628.3	Urban Intensification Variation	Oppose	That the Variation as it applies to Arrowtown be abandoned.

OS628.4	Urban Intensification Variation	Oppose	That Council explore, in consultation with the community, locations in the district where such housing can be planned and implemented from scratch, rather than affecting the character and amenity of existing residential areas.
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Stephen Arnott

Submitter 629

Original Submission No	Provision	Position	Summary
OS629.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS629.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Sophie Marris

Submitter 630

Original Submission No	Provision	Position	Summary
OS630.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the planned Lower Density Suburban Residential zoning designation in Arrowtown be withdrawn.
OS630.2	Chapter 8 - Medium Density Residential	Oppose	That the planned Medium Density Residential Zoning designation in Arrowtown be withdrawn.
OS630.3	Urban Intensification Variation	Oppose	That the variation to the Proposed District Plan be rejected.

Simon Stammers-Smith

Submitter 631

Original Submission No	Provision	Position	Summary
OS631.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the Arrowtown Low Density areas in the proposed changes be deleted.

OS631.2	Chapter 8 - Medium Density Residential	Oppose	That the Arrowtown Medium Density areas in the proposed changes be deleted.
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Simon Oates

Submitter 632

Original Submission No	Provision	Position	Summary
OS632.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS632.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS632.3	Urban Intensification Variation	Oppose	That QLDC's Urban Intensification Variation be withdrawn.
OS632.4	Urban Intensification Variation	Oppose	<p>That the development of affordable housing needs to be purposely done from scratch. New high-density, high-rise subdivisions should be master planned using best design principles. Areas suitable for high density multi-story developments are</p> <ul style="list-style-type: none"> a) Quail Rise South b) Remarkables Park c) Ladies Mile d) North of Hanley's Farm, in between state Highway 6 and Peninsula Hill, and where State Highway 6 veers from Boyd Road to the cottage at the foot of Peninsula Hill. with a 100m setback from both road frontages <p>These subdivisions could be led by Council and the Housing Trust to ensure an optimal outcome</p>

Simon Beadle

Submitter 633

Original Submission No	Provision	Position	Summary
OS633.1	Urban Intensification Variation	Oppose	That the Variation as it relates to Arrowtown be withdrawn.
OS633.2	Urban Intensification Variation	Oppose	That other solutions are considered.
OS633.3	Urban Intensification Variation	Oppose	That Queenstown Lakes District Council reconsider its approval of this urban development pal variation

Shirley Foster

Submitter 634

Original Submission No	Provision	Position	Summary
OS634.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS634.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Sarah Wormald

Submitter 635

Original Submission No	Provision	Position	Summary
OS635.1	Chapter 8 - Medium Density Residential	Oppose	That Pritchard Place and other areas of Arrowtown that would be affected by Medium Density Residential changes be removed from those plan changes.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS635.2	Urban Intensification Variation	Oppose	That Arrowtown be removed from the Urban Intensification Variation.
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Judith Lainchbury

Submitter 636

Original Submission No	Provision	Position	Summary
OS636.1	Urban Intensification Variation	Oppose	That Arrowtown be excluded from Urban Intensification as proposed.

Shelley McMeeken

Submitter 637

Original Submission No	Provision	Position	Summary
OS637.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation for Arrowtown be cancelled in its entirety.
OS637.2	Urban Intensification Variation	Oppose	That Council find other locations - current undeveloped subdivisions to plan intensified residential housing in a timely and fully planned way.

Sheila Arnott

Submitter 638

Original Submission No	Provision	Position	Summary
OS638.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS638.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Selwyn Steedman

Submitter 639

Original Submission No	Provision	Position	Summary
OS639.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS639.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS639.3	Urban Intensification Variation	Oppose	That the proposed planning changes for Arrowtown Village be struck out.

Sebastian Reuss

Submitter 640

Original Submission No	Provision	Position	Summary
OS640.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the existing rules for the low density zone in Arrowtown be retained.
OS640.2	Chapter 8 - Medium Density Residential	Oppose	That the existing rules for the medium density zone in Arrowtown be retained.

Scott O'Donnell

Submitter 641

Original Submission No	Provision	Position	Summary
OS641.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation is opposed as it currently stands.
OS641.2	Chapter 9 - High Density Residential	Oppose	That the proposed changes to the High Density Residential Zone are opposed.
OS641.3	Urban Intensification Variation	Oppose	That the rezoning of land on Panorama Terrace in Queenstown as High Density Residential and Medium Density Residential is opposed.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS641.4	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That the height limit in the High Density Residential Zone stays at 12m
OS641.5	Urban Intensification Variation	Oppose	That alternatively the urban intensification plan change is rejected in its entirety.
OS641.6	Urban Intensification Variation	Oppose	That the property at 11 Panorama Terrace and land on the southern and northern sides of Panorama Terrace remain Low Density Residential.

Sara Waggett

Submitter 642

Original Submission No	Provision	Position	Summary
OS642.1	Urban Intensification Variation	Oppose	That the proposed Variation as it applies to Arrowtown be rejected.
OS642.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That the changes to the existing low density rules for Arrowtown be rejected
OS642.3	Chapter 8 - Medium Density Residential	Oppose	That the changes to the existing medium density rules for Arrowtown be rejected

Sarah Snelling

Submitter 643

Original Submission No	Provision	Position	Summary
OS643.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation where it is proposed is rejected and that Three Parks is a better place for it.

Sarah Russell

Submitter 644

Original Submission No	Provision	Position	Summary
OS644.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS644.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS644.3	Urban Intensification Variation	Oppose	That urban intensification of Arrowtown is stopped.
OS644.4	Urban Intensification Variation	Oppose	That urban intensification is more suitable for a new subdivision

Sarah Lichtenstein

Submitter 645

Original Submission No	Provision	Position	Summary
OS645.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected, and current planning rules remain.
OS645.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected, and current planning rules remain.
OS645.3	Urban Intensification Variation	Oppose	That high density housing is more appropriate in areas such as Five Mile and Frankton Road.

Sandra Zuschlag

Submitter 646

Original Submission No	Provision	Position	Summary
OS646.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to Chapter 7 (Lower Density Suburban Residential) be rejected and the current rules retained.
OS646.2	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to Chapter 8 (Medium Density Residential) be rejected and the current rules retained.
OS646.3	Urban Intensification Variation	Oppose	That the public be shown and given a say on the updated Arrowtown Design Guidelines 2023 referred to in the Urban Intensification Variation (UIV).

Sandra McKay

Submitter 647

Original Submission No	Provision	Position	Summary
OS647.1	Urban Intensification Variation	Oppose	That on site car parking be mandatory.
OS647.2	Urban Intensification Variation	Oppose	That the current 7m limit in residential areas be retained.

Sandra McAuley

Submitter 648

Original Submission No	Provision	Position	Summary
OS648.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation be dismissed.

Samuel Murray

Submitter 649

Original Submission No	Provision	Position	Summary
OS649.1	Urban Intensification Variation	Oppose	That the Variation be significantly reduced, both in terms of height limits of proposed buildings and area over which this height limit increase is proposed.

Samuel Gruar

Submitter 650

Original Submission No	Provision	Position	Summary
OS650.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone be rejected.
OS650.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone be rejected.
OS650.3	Chapter 9 - High Density Residential	Oppose	That all changes to provisions in the High Density Residential Zone be rejected.
OS650.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the 12m height allowance for buildings in Arrowtown be rejected.
OS650.5	Urban Intensification Variation	Oppose	That the Queenstown Lakes District Council abandon all current plans for Arrowtown's Intensification.
OS650.6	Urban Intensification Variation	Oppose	That Council focus on approving more subdivisions in the areas surrounding Arrowtown for housing and development.

Sam Zheng

Submitter 651

Original Submission No	Provision	Position	Summary
OS651.1	Urban Intensification Variation	Oppose	That the land described in the submission, bounded by Panorama Terrace and Hensman Road, remain zoned Lower Density Suburban Residential, or alternatively, that the properties on Star Lane and Sunset Lane remain zoned Lower Density Suburban Residential.
OS651.2	Chapter 8 - Medium Density Residential	Oppose	That, in the event that the properties on Star and Sunset Lanes remain zoned MDR, the following bespoke rules be applied to those properties: - A building height standard for the MDR properties on the northern side of Star Lane, requiring that no building breach a horizontal height plane set at the RL

			of the existing ground level at the boundary of the adjoining LDSR zoned properties to the north (in addition to the proposed 11(+1) metre rolling height rule, which would apply to the lower part of the site only) - A non complying 8m height standard for the MDR properties on Sunset Lane. - A maximum density be imposed that is reflective of medium density residential character/zoning.
OS651.3	Urban Intensification Variation	Oppose	That any other or consequential changes be made that would otherwise satisfy/address the concerns raised and relief sought in this submission.
OS651.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards	Oppose	That the proposed MDRZ density and height provisions relating to the land specified in the submission (bounded by Hensman Road and Panorama Terrace, in the vicinity of Sunset and Star Lanes), be rejected.

Scott Freeman On Behalf Of Tepar Limited

Submitter 652

Original Submission No	Provision	Position	Summary
OS652.1	Urban Intensification Variation	Support	That the proposed rezoning of 16 The Terrace, 18 The Terrace, and 20 The Terrace (as well as the wider area below Frankton Road) from LDSRZ to the High Density Residential Zone be retained as notified.
OS652.2	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Support	That the deletion of 'low rise' in the second paragraph under the High Density Residential Zone Purpose be retained as notified.
OS652.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Support	That the amendments to Policy 9.2.3.1, in particular the deletion of the words 'will be maintained', be retained as notified.
OS652.4	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Support	That the deletion of Policy 9.2.3.2 be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS652.5	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the amendments to Rule 9.4.5 be retained as notified.
OS652.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Support	That the permitted building height of 16.5m via Rule 9.5.1.1 (and by default, the deletion of certain existing height rules within the HDRZ) be retained as notified.
OS652.7	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Support	That the new recession planes that apply via Rule 9.5.3 to all land within the HDRZ (with the exception of land located at Frankton North) be retained as notified.
OS652.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96 > 9.5.96.1	Support	That the amended minimum boundary setbacks as proposed within Rule 9.5.6.1 be retained as notified.
OS652.9	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7 > 9.5.7.1	Support	That Rule 9.5.7.1 be retained as notified.
OS652.10	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That the inclusion of Outlook Space as per Rule 9.5.8 be retained as notified.
OS652.11	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.1.2	Support	That the amended Rule 9.6.1.2 that now specifies a 16.5m height limit be retained as notified.
OS652.12	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.2.1	Support	That the amended Rule 9.6.2.1 that now includes 'building height setback at upper floors' be retained as notified.
OS652.13	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 be retained as notified.
OS652.14	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) be retained as notified
OS652.15	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Policy 27.7.32, deleting the words 'infilling development' and replacing such with 'residential development" be retained as notified.
OS652.16	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed changes to Rule 27.6.1 that increase the minimum vacant lot size within the HDRZ be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS652.17	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed changes to Rule 27.7.30 which increase the square platform requirement when creating lots within the HDRZ be rejected.
OS652.18	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That the 20% minimum landscaped (permeable) surface via Rule 9.5.4 be reduced to 15% or the activity status if this rule is breached be lowered to that of a restricted discretionary activity.
OS652.19	Urban Intensification Variation	Oppose	That any consequential or alternative amendments be made that are necessary to give effect to the matters raised in the submission.
OS652.20	Urban Intensification Variation	Support	That the overall intent of the Variation is supported on the basis that the Submitter's site (16,18 and 20 The Terrace) is rezoned from LDSRZ to the HDRZ.
OS652.21	Urban Intensification Variation	Oppose	That the existing minimum vacant lot sizes and square platform requirements within the PDP are maintained, and the proposed changes in the variation are rejected.

Scott Freeman On Behalf Of Park Lake Limited

Submitter 653

Original Submission No	Provision	Position	Summary
OS653.1	Urban Intensification Variation	Support	That the proposed rezoning of 154 and 158 Park Street (as well as the wider area below Frankton Road) from LDSRZ to the High Density Residential Zone be retained as notified.
OS653.2	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Support	That the deletion of 'low rise' in the second paragraph under the High Density Residential Zone Purpose be retained as notified.
OS653.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Support	That the amendments to Policy 9.2.3.1, in particular the deletion of the words 'will be maintained', be retained as notified.
OS653.4	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Support	That the deletion of Policy 9.2.3.2 be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS653.5	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the amendments to Rule 9.4.5 be retained as notified.
OS653.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Support	That the permitted building height of 16.5m via Rule 9.5.1.1 (and by default, the deletion of certain existing height rules within the HDRZ) be retained as notified.
OS653.7	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Support	That the new recession planes that apply via Rule 9.5.3 to all land within the HDRZ (with the exception of land located at Frankton North) be retained as notified.
OS653.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96 > 9.5.96.1	Support	That the amended minimum boundary setbacks as proposed within Rule 9.5.6.1 be retained as notified.
OS653.9	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7 > 9.5.7.1	Support	That Rule 9.5.7.1 be retained as notified.
OS653.10	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That the inclusion of Outlook Space as per Rule 9.5.8 be retained as notified.
OS653.11	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.1.2	Support	That the amended Rule 9.6.1.2 that now specifies a 16.5m height limit be retained as notified.
OS653.12	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.2.1	Support	That the amended Rule 9.6.2.1 that now includes 'building height setback at upper floors' be retained as notified.
OS653.13	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 be retained as notified.
OS653.14	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) be retained as notified
OS653.15	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Policy 27.7.32, deleting the words 'infilling development' and replacing such with 'residential development" be retained as notified.
OS653.16	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed changes to Rule 27.6.1 that increase the minimum vacant lot size within the HDRZ be rejected,
OS653.17	Chapter 27 - Subdivision and Development > 27.7 Zone -	Oppose	That the proposed changes to Rule 27.7.30 which increase the square platform

	Location Specific Rules > 27.7.30		requirement when creating lots within the HDRZ be rejected.
OS653.18	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That the 20% minimum landscaped (permeable) surface via Rule 9.5.4 be reduced to 15% or the activity status if this rule is breached be lowered to that of a restricted discretionary activity.
OS653.19	Urban Intensification Variation	Oppose	That any consequential or alternative amendments be made that are necessary to give effect to the matters raised in the submission.
OS653.20	Urban Intensification Variation	Support	That the overall intent of the Variation is supported on the basis that the Submitter's site 154 and 158 Park Street is rezoned from LDSRZ to HDRZ.
OS653.21	Urban Intensification Variation	Oppose	That the existing minimum vacant lot size and square platform requirement within the PDP are maintained and the proposed changes to the variation are rejected.

Scott Freeman On Behalf Of Earnslaw Lodge Limited

Submitter 654

Original Submission No	Provision	Position	Summary
OS654.1	Urban Intensification Variation	Support	That the proposed rezoning of 77 Frankton Road (as well as the wider area below Frankton Road) from LDSRZ to the High Density Residential Zone be retained as notified.
OS654.2	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Support	That the deletion of 'low rise' in the second paragraph under the High Density Residential Zone Purpose be retained as notified.
OS654.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Support	That the amendments to Policy 9.2.3.1, in particular the deletion of the words 'will be maintained', be retained as notified.
OS654.4	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Support	That the deletion of Policy 9.2.3.2 be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS654.5	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the amendments to Rule 9.4.5 be retained as notified.
OS654.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Support	That the permitted building height of 16.5m via Rule 9.5.1.1 (and by default, the deletion of certain existing height rules within the HDRZ) be retained as notified.
OS654.7	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Support	That the new recession planes that apply via Rule 9.5.3 to all land within the HDRZ (with the exception of land located at Frankton North) be retained as notified.
OS654.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96 > 9.5.96.1	Support	That the amended minimum boundary setbacks as proposed within Rule 9.5.6.1 be retained as notified.
OS654.9	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7 > 9.5.7.1	Support	That Rule 9.5.7.1 be retained as notified.
OS654.10	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That the inclusion of Outlook Space as per Rule 9.5.8 be retained as notified.
OS654.11	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.1.2	Support	That the amended Rule 9.6.1.2 that now specifies a 16.5m height limit be retained as notified.
OS654.12	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.2.1	Support	That the amended Rule 9.6.2.1 that now includes 'building height setback at upper floors' be retained as notified.
OS654.13	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 be retained as notified.
OS654.14	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) be retained as notified
OS654.15	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Policy 27.7.32, deleting the words 'infilling development' and replacing such with 'residential development" be retained as notified.
OS654.16	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed changes to Rule 27.6.1 that increase the minimum vacant lot size within the HDRZ be rejected.
OS654.17	Chapter 27 - Subdivision and Development > 27.7 Zone -	Oppose	That the proposed changes to Rule 27.7.30 which increase the square platform

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Location Specific Rules > 27.7.30		requirement when creating lots within the HDRZ be rejected.
OS654.18	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That the 20% minimum landscaped (permeable) surface via Rule 9.5.4 be reduced to 15% or the activity status if this rule is breached be lowered to that of a restricted discretionary activity.
OS654.19	Urban Intensification Variation	Oppose	That any consequential or alternative amendments be made that are necessary to give effect to the matters raised in the submission.
OS654.20	Urban Intensification Variation	Support	That the overall intent of the Variation is supported on the basis that the Submitter's site at 77 Frankton Road is rezoned from LDSRZ to HDRZ.
OS654.21	Urban Intensification Variation	Oppose	That the existing minimum vacant lot size and square platform requirement within the PDP are maintained (and the proposed changes to the Variation are rejected).

Vicki Jones On Behalf Of Barbara Jarry

Submitter 655

Original Submission No	Provision	Position	Summary
OS655.1	Urban Intensification Variation	Oppose	That the land described in the submission, bounded by Panorama Terrace and Hensman Road, remain zoned Lower Density Suburban Residential, or alternatively, that the properties on Star Lane and Sunset Lane remain zoned Lower Density Suburban Residential.
OS655.2	Chapter 8 - Medium Density Residential	Oppose	That, in the event that the properties on Star and Sunset Lanes remain zoned MDR, the following bespoke rules be applied to those properties: - A building height standard for the MDR properties on the northern side of Star Lane, requiring that no building breach a horizontal height plane set at the RL of the existing ground level at the boundary of the adjoining LDSR zoned properties to the north (in addition to the proposed 11(+1) metre rolling height rule, which would apply to the lower part of the site only) - A non complying 8m height standard for the MDR properties on Sunset Lane.

			- A maximum density be imposed that is reflective of medium density residential character/zoning.
OS655.3	Urban Intensification Variation	Oppose	That any other or consequential changes be made that would otherwise satisfy/address the concerns raised and relief sought in this submission.
OS655.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards	Oppose	That the proposed MDRZ density and height provisions relating to the land specified in the submission (bounded by Hensman Road and Panorama Terrace, in the vicinity of Sunset and Star Lanes), be rejected.

Margaret James

Submitter 656

Original Submission No	Provision	Position	Summary
OS656.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS656.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS656.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.911	Oppose	That the changes in house density proposed for Arrowtown be rejected.
OS656.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That the changes in house density proposed for Arrowtown be rejected.
OS656.5	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the changes in house heights proposed for Arrowtown be rejected.
OS656.6	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the changes in house heights proposed in Arrowtown be rejected.
OS656.7	Urban Intensification Variation	Oppose	That the existing plan (status quo) be retained for future development in Arrowtown.

Scott Edgar On Behalf Of Scott & Jocelyn O'Donnell

Submitter 657

Original Submission No	Provision	Position	Summary
OS657.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation be rejected in its current form.
OS657.2	Urban Intensification Variation	Oppose	That the land in the vicinity (to the south and the north) of Panorama Terrace and Panorama Place remain zoned Lower Density Suburban Residential and governed by existing height and recession plane rules.
OS657.3	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That height limits and recession planes in the High Density Residential Zone on the north side of Frankton Road in the vicinity of Panorama Terrace and Panorama Place remain unchanged.
OS657.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Oppose	That, if the land in the vicinity of Panorama Terrace and Panorama Place is rezoned, provision 8.5.1.3 be amended as follows: All other locations: a maximum of <u>10.5 metres</u> .
OS657.5	Chapter 9 - High Density Residential	Oppose	That, if the land in the vicinity of Panorama Terrace and Panorama Place is rezoned, the following provision be added: <u>9.3.2.7 The existence of a residential building either permitted or approved by resource consent shall not be considered the permitted baseline for non-residential development within the High Density Residential Zone.</u>
OS657.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That, if the land in the vicinity of Panorama Terrace and Panorama Place is rezoned, provision 9.5.1 be amended as follows: Building Height - <u>Residential Buildings</u>
OS657.7	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That, if the land in the vicinity of Panorama Terrace and Panorama Place is rezoned, the following provisions be added: <u>9.5.2 Building Height-Visitor Accommodation Buildings, 9.5.2.1 In all locations the maximum height for visitor accommodation developments shall be 12m. - NC</u>
OS657.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.36	Oppose	That, if the land in the vicinity of Panorama Terrace and Panorama Place is rezoned, provision 9.5.3 be amended as follows: Recession plane (applicable to all <u>residential buildings</u> , including accessory buildings).

OS657.9	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That, if the land in the vicinity of Panorama Terrace and Panorama Place is rezoned, the following provisions be added: <u>9.5.7 Recession plane - Non-Residential Buildings</u> <u>9.5.7.1 From 2.5 metres above ground level a 45 degree recession plane applies to all boundaries, other than the southern boundary of the site where a 45 degree recession plane applies.</u> <u>Exclusions:</u> <u>a. gable end roofs may penetrate the building recession plane by no more than one third of the gable height;</u> <u>b. recession planes do not apply to site boundaries adjoining a Town Centre Zone, Business Mixed Use Zone, fronting a road, or adjoining a park of reserve.</u> <u>RD – for boundaries where the High Density Residential zone applies on each side of the boundary.</u> <u>Discretion is restricted to:</u> <u>e. any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants;</u> <u>f. effects on any significant public views (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan);</u> <u>g. external appearance, location and visual dominance of the building(s) as viewed from the streets and adjacent properties.</u> <u>h. where Electricity Subtransmission Infrastructure or Significant Electricity Distribution Infrastructure is shown on the District Plan web mapping application is located within the adjacent road and any proposed building is located within 9.5 metres of the road boundary, any adverse effects on that infrastructure.</u>
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			<u>NC – for boundaries where there is a change of zone other than as specified in the exclusions.</u>
OS657.10	Urban Intensification Variation	Oppose	That any further consequential, alternative, or necessary relief be made that would address the concerns and issues set out in this submission.
OS657.11	Urban Intensification Variation	Oppose	That if urban intensification is enabled in the vicinity of Panorama Terrace, amendments are made to the provisions to ensure the intended outcomes of the variation is better achieved by striking a balance between urban intensification outcomes and maintaining amenity.

Scott Edgar On Behalf Of Henley Property Limited

Submitter 658

Original Submission No	Provision	Position	Summary
OS658.1	Chapter 16 - Business Mixed Use	Support	That the proposed amendments to Chapter 16-Business Mixed be adopted as notified.
OS658.2	Urban Intensification Variation	Oppose	That the relief, or alternative, consequential or necessary amendments be made to provisions that would otherwise give effect to the issues set out in the submission.

Scott Edgar On Behalf Of NODROG 2021 Limited and Gordon Trustees (2018) Limited

Submitter 659

Original Submission No	Provision	Position	Summary
OS659.1	Chapter 7 - Lower Density Suburban Residential	Support	That the proposed amendments to Chapter 7-Lower Density Suburban Residential be adopted as notified.
OS659.2	Chapter 15 - Local Shopping Centre Zone	Support	That the proposed amendments to Chapter 15-Local Shopping Centre Zone be adopted as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS659.3	Chapter 27 - Subdivision and Development	Support	That the proposed amendments to Chapter 27-Subdivision & Development be adopted as notified.
OS659.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Oppose	That the following amendments be made to Rule 8.5.1.3: All other locations a maximum of <u>10.5 metres</u> 11 metres plus an additional 1m for pitched roof forms only.
OS659.5	Chapter 8 - Medium Density Residential	Support	That the proposed amendments to Chapter 8-Medium Density Residential be adopted as notified, other than submitter's proposed change to the building height in 8.5.1.3 to 10.5 metres rather than 11+1.
OS659.6	Urban Intensification Variation	Oppose	That the parts of 45 Cardrona Valley Road (Lot 100 DP 524814) that are currently zoned Lower Density Suburban Residential be rezoned Medium Density Residential.
OS659.7	Urban Intensification Variation	Oppose	That the area of land north of Avalon Station Drive that is currently zoned Lower Density Suburban Residential be rezoned Medium Density Residential.
OS659.8	Urban Intensification Variation	Oppose	That any further consequential, alternative, or necessary relief be made that would address the concerns and issues set out in this submission.
OS659.9	Urban Intensification Variation	Support	That the direction of the proposed planning provisions and the approach of the Council led Urban Intensification Variation is generally supported.
OS659.10	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.3	Support	That the deletion of 7.5.3 is retained as notified.
OS659.11	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.79	Support	That the amendments to 7.5.9 are retained as notified.
OS659.12	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Support	That the reduced minimum lot size in 27.6.1 be retained as notified.
OS659.13	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Support	That the increased height limit set out in 8.5.1 be retained as notified.
OS659.14	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Support	That the deletion of rule 8.5.5 (density limit) be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS659.15	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Support	That the relaxed recession planes set out in rule 8.5.7 be retained as notified.
OS659.16	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Oppose	That a reduction in the proposed height limit (10.5 m) in the Medium Density Zone is supported.

Scott Edgar On Behalf Of Evolution Trust Limited

Submitter 660

Original Submission No	Provision	Position	Summary
OS660.1	Urban Intensification Variation	Support	That the proposed amendments to Chapter 16- Business Mixed Use be adopted as notified.
OS660.2	Urban Intensification Variation	Oppose	That any alternative, consequential, or necessary amendments to provisions be made that would otherwise give effect to the issues set out in the submission.

Scott Edgar On Behalf Of Diana and William Wiseman

Submitter 661

Original Submission No	Provision	Position	Summary
OS661.1	Urban Intensification Variation	Support	That the direction of the proposed planning provisions and the approach of the Council led Urban Intensification Variation is generally supported.
OS661.2	Chapter 9 - High Density Residential	Oppose	That the following provision be added: <u>9.3.2.7 The existence of a residential building either permitted or approved by resource consent shall not be considered the permitted baseline for non-residential development within the High Density Residential Zone.</u>
OS661.3	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That provision 9.5.1 be amended as follows: Building Height - <u>Residential Buildings</u>

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS661.4	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That the following provisions be added: <u>9.5.2 Building Height-Visitor Accommodation Buildings, 9.5.2.1 In all locations the maximum height for visitor accommodation developments shall be 12m. - NC</u>
OS661.5	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.36	Oppose	That provision 9.5.3 be amended as follows: Recession plane (applicable to all <u>residential buildings, including accessory buildings</u>).
OS661.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	<p>That the following provisions be added:</p> <p><u>9.5.7 Recession plane - Non-Residential Buildings</u></p> <p><u>9.5.7.1 From 2.5 metres above ground level a 45 degree recession plane applies to all boundaries, other than the southern boundary of the site where a 45 degree recession plane applies.</u></p> <p><u>Exclusions:</u></p> <p><u>a. gable end roofs may penetrate the building recession plane by no more than one third of the gable height;</u></p> <p><u>b. recession planes do not apply to site boundaries adjoining a Town Centre Zone, Business Mixed Use Zone, fronting a road, or adjoining a park of reserve.</u></p> <p><u>RD – for boundaries where the High Density Residential zone applies on each side of the boundary.</u></p> <p><u>Discretion is restricted to:</u></p> <p><u>e. any sunlight, shading or privacy effects created by the proposal on adjacent sites and/or their occupants;</u></p> <p><u>f. effects on any significant public views (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan);</u></p> <p><u>g. external appearance, location and visual dominance of the building(s) as viewed from the streets and adjacent properties.</u></p> <p><u>h. where Electricity Subtransmission Infrastructure or Significant Electricity Distribution Infrastructure is shown on the District Plan web mapping application is</u></p>

			<u>located within the adjacent road and any proposed building is located within 9.5 metres of the road boundary, any adverse effects on that infrastructure.</u>
			<u>NC – for boundaries where there is a change of zone other than as specified in the exclusions.</u>
OS661.7	Urban Intensification Variation	Oppose	That any further consequential, alternative, or necessary relief be made that would address the concerns and issues set out in this submission.
OS661.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Support	That the increased height limits and recession planes within the Edgar Street locality's High Density Residential Zone are generally supported.
OS661.9	Chapter 9 - High Density Residential	Oppose	That Chapter 15 be amended to ensure that visitor accommodation is not further enabled within the zone.

Scott Edgar On Behalf Of D & K International Properties Limited Partnership

Submitter 662

Original Submission No	Provision	Position	Summary
OS662.1	Urban Intensification Variation	Support	That the direction of the proposed planning provisions and the approach of the Council led Urban Intensification Variation is generally supported.
OS662.2	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the height provisions in relation to buildings located within Height Precinct 1 are opposed.
OS662.3	Urban Intensification Variation	Oppose	That 8 Dunarvon Street be removed from Height Precinct 1 and be subject to the height limit for the wider Wānaka Town Centre Zone.
OS662.4	Urban Intensification Variation	Oppose	That Height Precinct 1 be limited to those properties that front Ardmore Street.
OS662.5	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.9	Oppose	That Rule 13.5.9 be amended as follows: 13.5.9 Building height setback at upper floors RD Discretion is restricted to:

- a. external appearance and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;
- b. streetscape character and amenity;
- c. views along the street and viewshafts
- d. any sunlight or shading effects created by the proposal on adjacent sites and/or their occupants;
- e. adequate daylight access to streets;
- f. wind tunnel effects; and
- g. the extent to which any breach is required to enable practical and feasible building design.

13.5.9.1 In Height Precinct P1: A 3m minimum building setback from all street boundaries and boundaries that adjoin a park or reserve shall apply to the area of buildings that exceed a height of 10m from the ground level.

13.5.9.2 In all other locations: A 4m minimum building setback from all street boundaries and boundaries that adjoin a park or reserve shall apply to the areas of buildings that exceed a height of 12m from the ground level.

13.5.9.3 On corner sites where a site has more than one street, reserve or park boundary the building setbacks set out in 13.5.9.1 or 13.5.9.2 shall only apply to one boundary.

OS662.6	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That Rule 13.5.10.2 be changed from a maximum building height of 16.5m to a maximum of 20m.
OS662.7	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.16	Oppose	That, in the event that the height limit in the Wānaka Town Centre remains at 16.5m as notified, the site (8 Dungarvon St) remains within Precinct 1 or the height limit is reduced (from the notified 16.5m) across the Wānaka Town Centre Zone, Rule 13.5.16 be deleted in its entirety.
OS662.8	Urban Intensification Variation	Oppose	That any further consequential, alternative, or necessary relief be made that would address the concerns and issues set out in this submission.

Scott Edgar On Behalf Of Ardmore Trustee Nominee Limited

Submitter 663

Original Submission No	Provision	Position	Summary
OS663.1	Urban Intensification Variation	Support	That the direction of the proposed planning provisions and the approach of the Council led Urban Intensification Variation is generally supported.
OS663.2	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the height provisions in relation to buildings located within Height Precinct 1 are opposed.
OS663.3	Urban Intensification Variation	Oppose	That 33 Dunmore Street be removed from Height Precinct 1 and be subject to the height limit for the wider Wānaka Town Centre Zone.
OS663.4	Urban Intensification Variation	Oppose	That Height Precinct 1 be limited to those properties that front Ardmore Street.
OS663.5	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.9	Oppose	<p>That Rule 13.5.9 be amended as follows:</p> <p>13.5.9 Building height setback at upper floors</p> <p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. external appearance and visual dominance of the building(s) as viewed from the street(s) and adjacent properties; b. streetscape character and amenity; c. views along the street and viewshafts d. any sunlight or shading effects created by the proposal on adjacent sites and/or their occupants; e. adequate daylight access to streets; f. wind tunnel effects; <u>and</u> <u>g. the extent to which any breach is required to enable practical and feasible building design.</u> <p>13.5.9.1 In Height Precinct P1: A 3m minimum building setback from all street boundaries and boundaries that adjoin a park or reserve shall apply to the area of buildings that exceed a height of 10m from the ground level.</p> <p>13.5.9.2 In all other locations: A 4m minimum</p>

			<p>building setback from all street boundaries and boundaries that adjoin a park or reserve shall apply to the areas of buildings that exceed a height of 12m from the ground level.</p> <p><u>13.5.9.3 On corner sites where a site has more than one street, reserve or park boundary the building setbacks set out in 13.5.9.1 or 13.5.9.2 shall only apply to one boundary.</u></p>
OS663.6	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That Rule 13.5.10.2 be changed from a maximum building height of 16.5m to a maximum of 20m.
OS663.7	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.16	Oppose	That, in the event that the height limit in the Wānaka Town Centre remains at 16.5m as notified, the site (33 Dunmore St) remains within Precinct 1 or the height limit is reduced (from the notified 16.5m) across the Wānaka Town Centre Zone, Rule 13.5.16 be deleted in its entirety.
OS663.8	Urban Intensification Variation	Oppose	That any further consequential, alternative, or necessary relief be made that would address the concerns and issues set out in this submission.

Sam Foster

Submitter 664

Original Submission No	Provision	Position	Summary
OS664.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS664.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS664.3	Urban Intensification Variation	Oppose	That Council reject the urban intensification proposal in full.

Sally McChesney

Submitter 665

Original Submission No	Provision	Position	Summary
OS665.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS665.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS665.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Oppose	That the proposed height rule (11m+1m) for Arrowtown's MDRZ be rejected.
OS665.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the increased permitted height limit (8m) in Arrowtown's LDSRZ be rejected.
OS665.5	Urban Intensification Variation	Oppose	That Arrowtown be completely removed from the Urban Intensification Variation.
OS665.6	Urban Intensification Variation	Oppose	That intensification in the Queenstown Lakes District LDSR and MDR Zones be restricted to Fernhill, Queenstown, Frankton, Shotover Country, Lake Hayes Estate, and the future Ladies Mile development.

Ryan Hodges

Submitter 666

Original Submission No	Provision	Position	Summary
OS666.1	Urban Intensification Variation	Oppose	That urban intensification for Arrowtown be rejected.

Russell Varcoe

Submitter 667

Original Submission No	Provision	Position	Summary
OS667.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS667.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS667.3	Urban Intensification Variation	Oppose	That the Variation be withdrawn completely.

Russell Heckler

Submitter 668

Original Submission No	Provision	Position	Summary
OS668.1	Urban Intensification Variation	Oppose	That the proposed Intensification Variation for Arrowtown be declined.

Russell Foster

Submitter 669

Original Submission No	Provision	Position	Summary
OS669.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS669.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS669.3	Urban Intensification Variation	Oppose	That the proposed plan change or variation be scrapped.

Rupert Gardiner

Submitter 670

Original Submission No	Provision	Position	Summary
OS670.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS670.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS670.3	Urban Intensification Variation	Oppose	That Arrowtown be removed from the urban development variation.

Ruby Bain

Submitter 671

Original Submission No	Provision	Position	Summary
OS671.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS671.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS671.3	Urban Intensification Variation	Oppose	That the council reconsider this decision and take into account the potential devaluation of the areas and the long lasting impact it will have on Arrowtown. The charm and value should be preserved for generations to come.

Roslyn Sanson

Submitter 672

Original Submission No	Provision	Position	Summary
OS672.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all proposed changes to the low density zone in Arrowtown be removed.
OS672.2	Chapter 8 - Medium Density Residential	Oppose	That all proposed changes to the medium density zone in Arrowtown be removed.
OS672.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That increasing building heights to 8m in Arrowtown be rejected.
OS672.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That increasing building heights to 12m in Arrowtown be rejected.
OS672.5	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.911	Oppose	That the proposed change to density in the Low Density Zone in Arrowtown be rejected
OS672.6	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That the proposed change to density in the Medium Density Zone in Arrowtown be rejected

Rosemary Chin

Submitter 673

Original Submission No	Provision	Position	Summary
OS673.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation be removed or deleted in its entirety.

Philippa Heddles

Submitter 674

Original Submission No	Provision	Position	Summary
OS674.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS674.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS674.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed height of 12m be rejected.

Rosalind Winstone

Submitter 675

Original Submission No	Provision	Position	Summary
OS675.1	Urban Intensification Variation	Oppose	That the Intensification Proposal for Arrowtown be withdrawn in its entirety.
OS675.2	Urban Intensification Variation	Oppose	That Council consider the impact of the proposed intensification on the heritage of our region and the natural beauty.

Rosalind Ann Louise Brankin

Submitter 676

Original Submission No	Provision	Position	Summary
OS676.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the height increase in the Wānaka Town Centre is opposed.
OS676.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed change to the height limit in the Medium Density Residential Zone is opposed.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS676.3	Urban Intensification Variation	Oppose	That QLDC delay the proposed changes and allow for an in-depth consultation process to take place.
OS676.4	Urban Intensification Variation	Oppose	That intensification plans should be put forward as a referendum and decided by democratic process.

Roger Boyd

Submitter 677

Original Submission No	Provision	Position	Summary
OS677.1	Urban Intensification Variation	Oppose	That QLDC should cease to represent that it is applying the National Policy Statement on Urban Development because it is required to as it is a Tier 2 Authority and is therefore under no legal obligation to apply the Policy
OS677.2	Urban Intensification Variation	Oppose	That there should be no change to any of the existing zoning requirements in Residential, Town Centre, Business Mixed Use, Subdivision and Development in Wānaka.
OS677.3	Urban Intensification Variation	Oppose	That there should be no movement between zoning categories for any area in Wānaka.
OS677.4	Urban Intensification Variation	Oppose	That Macpherson Street in Wānaka remain low-density residential
OS677.5	Urban Intensification Variation	Oppose	That the National Park land in Wānaka bounded by Macpherson Street, the Wānaka-Cromwell Highway, and Ballantyne Road should have its residential zoning removed and be given a designation appropriate to a protected open space not available for development.
OS677.6	Urban Intensification Variation	Oppose	That all other reserves and open spaces in Wānaka have their residential zonings removed, and designations applied that reflect their protected status.
OS677.7	Chapter 15 - Local Shopping Centre Zone	Oppose	That there is no change to local shopping centre zones outside of Wānaka.

Robin Watson

Submitter 678

Original Submission No	Provision	Position	Summary
OS678.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed 12m building height in Arrowtown be rejected.
OS678.2	Urban Intensification Variation	Oppose	That any change to Arrowtown building codes be rejected.

Richard Tapper

Submitter 679

Original Submission No	Provision	Position	Summary
OS679.1	Urban Intensification Variation	Oppose	That all provisions of the proposal are opposed until natural landscape and urban landscape values are fully protected.
OS679.2	Urban Intensification Variation	Oppose	That QLDC reject the NPS UD directives from Central Government and follow the lead of Christchurch City Council in establishing more appropriate and locally specific urban intensification policies.
OS679.3	Urban Intensification Variation	Oppose	That the QLDC Planning Department develop new proposals for urban intensification that take greater cognisance of natural and urban landscape values including by targeting new housing areas for High Density Residential Zone and Medium Density Residential Zone to properly address NPS UD policies 1 and 2 rather than destroying the landscape and urban values of existing residents.
OS679.4	Urban Intensification Variation	Oppose	That the QLDC Planning Department develop new proposals for urban intensification that take greater cognisance of natural and urban landscape values including by making full use of areas for High Density Residential Zone that would minimally impact natural and urban landscape values such as Gorge Road and encourage more High Density Residential Zone and Medium Density Residential Zone against hillsides and not just above Frankton Road and against Slope Hill.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS679.5	Urban Intensification Variation	Oppose	That the QLDC Planning Department develop new proposals for urban intensification that take greater cognisance of natural and urban landscape values including by insisting that new commercial developments on Frankton Flats have residential accommodation above them so workers are close to the main commercial area for the Queenstown Basin and reduce commuter traffic.
OS679.6	Urban Intensification Variation	Oppose	That vastly increasing accommodation in the Frankton Flats area would increase the vibrancy of the area and allow more residents to enjoy the best annual sunshine hours in the Queenstown Basin.

Richard Perry

Submitter 680

Original Submission No	Provision	Position	Summary
OS680.1	Urban Intensification Variation	Oppose	That the increased height and intensification of the designated areas of Wānaka Town Centre and residential areas of Wānaka proposed by the Urban Intensification Variation are opposed.
OS680.2	Urban Intensification Variation	Oppose	That the existing height and density restrictions are retained for the Wānaka Town Centre and the residential areas of Wānaka.

Richard Kemp On Behalf Of Passion Development Limited

Submitter 681

Original Submission No	Provision	Position	Summary
OS681.1	Urban Intensification Variation	Oppose	That the Proposed Urban Intensification Variation is opposed.
OS681.2	Urban Intensification Variation	Oppose	That the lower extent of the site (Lot 1 Deposited Plan 20613 as held in Record of Title 838157) has capacity to absorb infill development and provide zoned land capable of accommodating approximately 100+

Urban Intensification – Summary of Decisions Requested 16 May 2024

			residential units within a local that is already serviced by existing infrastructure (and should be upzoned).
OS681.3	Urban Intensification Variation	Oppose	That the retention of the Rural Zone over part of the site in identified in the submission, adjacent to the existing urban area of Fernhill legally described as Lot 1 DP 20163, is opposed
OS681.4	Urban Intensification Variation	Oppose	That the existing LDSR zone be extended to also include parts of the site adjacent to the existing urban area of Fernhill legally described as Lot 1 DP 20163
OS681.5	Urban Intensification Variation	Oppose	That more weight be given to walking and cycling forms of transport as it relates to the subject site identified in the submission so that the site's level of accessibility is recognised.
OS681.6	Urban Intensification Variation	Oppose	That the zoning of the land identified in the submission should reflect the relative high demand of the land to enable a more efficient use of the land resource in a desirable location.
OS681.7	Urban Intensification Variation	Oppose	That given the high level of accessibility and relative demand, in addition to being serviced by infrastructure, that an exception should be made for this land identified in the submission to be included in the plan variation.
OS681.8	Urban Intensification Variation	Oppose	That the land identified in the submission (Lot 1 Deposited Plan 20613) is adjacent to an existing urban area that is not constrained by infrastructure or the traffic/bridge constraints referred to in the s32 report, will add significant capacity, and will enable the creation of a well-functioning urban environment as directed by the NPS:UD.
OS681.9	Urban Intensification Variation	Oppose	That the ONL and UGB lines on the planning maps are adjusted to exclude the land identified in the submission and rezone the land to the Low Density Suburban Residential Zone.
OS681.10	Urban Intensification Variation	Oppose	That any other consequential or related changes are made to give effect to the intention of this submission including but not limited to any alternative zoning or extension of zoning and application of any site-specific provisions.
OS681.11	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments are sought to give effect to this submission and Part 2 of the Resource Management Act.

Richard Kemp On Behalf Of Murray & Yvonne Wilson

Submitter 682

Original Submission No	Provision	Position	Summary
OS682.1	Chapter 9 - High Density Residential	Oppose	That the zone purpose statement, objectives, and policies of the High Density Residential Zone be worded to achieve the objectives and policies of the NPS:UD, particularly Policy 5 of the NPS:UD.
OS682.2	Chapter 9 - High Density Residential	Oppose	That any references to 'existing amenity values' within the zone purpose statement, objectives, policies, related assessment matters and design guidelines of the High Density Residential Zone be removed.
OS682.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies	Oppose	That Objective 9.2.3 be re-worded to address the relief sought as follows: "'Objective – High density residential development maintains a minimum level of existing amenity values for neighbouring sites provides for positive urban design outcomes, <u>while recognising that amenity values experienced by neighbours will change over time as development occurs to achieve the high-density outcomes sought by the zone as part of positively contributing to the urban amenity values sought within the zone.</u> "; or alternatively, that Objective 9.2.3, Policies 9.2.3.1, 9.2.3.2, and 9.2.2.1e be amended to better align with the NPS:UD and recognise that amenity, character, and urban form effects will change as a result of implementation of increased density and height provisions of the HDR Zone.
OS682.4	Chapter 9 - High Density Residential	Oppose	That alternative or consequential changes be included in the High Density Residential purpose statement, objectives, and policies in order to give effect to the matters raised in this submission and to better recognise that changes to amenity values, access to sunlight, views, outlook space, sunshine and light access, and privacy will be expected to change in response to increased urban intensification in the Zone.
OS682.5	Chapter 9 - High Density Residential	Oppose	That policies, objectives and the zone purpose statement be flexibly drafted so as to encourage good urban design outcomes commensurate with what increased density and height rules envisage,

Urban Intensification – Summary of Decisions Requested 16 May 2024

			rather than setting minimum amenity expectations or targets.
OS682.6	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.2.4	Oppose	That policy 9.2.2.4 be revised such that instead of requiring consideration of design guidelines, this is a matter to be 'had regard to'.
OS682.7	Urban Intensification Variation	Oppose	That any consequential amendments to the Residential Zone Design Guide 2023 be made to reflect the changes requested in this submission, in particular removing references to existing amenity values and achieving minimum amenity outcomes which are inconsistent with the new density and height rules anticipated.
OS682.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.4	Oppose	That Rule 9.5.1.4 be amended so that the revised maximum heights for a building in Wānaka should be associated with a non-compliance standard of restricted discretionary, rather than discretionary.
OS682.9	Urban Intensification Variation	Oppose	That any higher order objectives and policies of the PDP, including within chapters 3 and 4, be amended to reflect the intention of the issues set out in the submission and to ensure better alignment with the NPS:UD (draft NPF), particularly to the effect that development to revised HDR rules and standards may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations (including by providing increased and varied housing densities and types), and are not, of themselves, an adverse effect.
OS682.10	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Revell Buckham

Submitter 683

Original Submission No	Provision	Position	Summary
OS683.1	Urban Intensification Variation	Oppose	That Queenstown and Arrowtown should be excluded from Urban Intensification Variation (UIV).

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS683.2	Urban Intensification Variation	Oppose	That other areas such as 5-mile or Queenstown Central already have 4 storey buildings, these subdivisions would be a better option for intensification.
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Rebecca Gardiner

Submitter 684

Original Submission No	Provision	Position	Summary
OS684.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS684.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS684.3	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the proposed Urban Intensification Variation.

Raewyn Perkins

Submitter 685

Original Submission No	Provision	Position	Summary
OS685.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed changes to Rule 8.5.1, increasing the height from 7m to 11m (12m with a pitched roof form), be rejected as they apply to Arrowtown.
OS685.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That the proposed changes to Rule 8.5.7, making recession plane rules less stringent, be rejected as they apply to Arrowtown.
OS685.3	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed changes to Rule 27.7.30, decreasing minimum subdivision dimensions from 12mx12m to 10mx12m, be rejected as they apply to Arrowtown.
OS685.4	Urban Intensification Variation	Oppose	That all changes to the proposed plan be halted.
OS685.5	Urban Intensification Variation	Oppose	That there be authentic community consultation.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS685.6	Urban Intensification Variation	Oppose	That a review be made of how the proposed changes conflict with previous council plans for the Arrowtown area.
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Rachel Winstone

Submitter 686

Original Submission No	Provision	Position	Summary
OS686.1	Urban Intensification Variation	Oppose	That the variation for Arrowtown should be withdrawn in its entirety.
OS686.2	Urban Intensification Variation	Oppose	That a formal assessment is conducted of benefits and drawbacks for Arrowtown including consultation with wider community.
OS686.3	Urban Intensification Variation	Oppose	That QLDC's proposed Urban Intensification Variation to the District Plan which implements policy 5 of the NPS-UD, enabling increased height and density in certain locations across the region is opposed.
OS686.4	Urban Intensification Variation	Oppose	That QLDC review the criteria of 'Urban Environments' and 'Residential Environments' outlined in the NPS and based on this criteria and Arrowtown's 'unique identity' and population size, Arrowtown is excluded from the proposed Urban Intensification Variation in its entirety.

Rachel Turner

Submitter 687

Original Submission No	Provision	Position	Summary
OS687.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS687.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS687.3	Urban Intensification Variation	Oppose	That a stricter building code be implemented for Arrowtown.

Rachael and Michael Fraser

Submitter 688

Original Submission No	Provision	Position	Summary
OS688.1	Urban Intensification Variation	Oppose	That the proposed Variation be rejected.

Phillipa Anderson

Submitter 689

Original Submission No	Provision	Position	Summary
OS689.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS689.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS689.3	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation be amended to exclude Arrowtown.
OS689.4	Urban Intensification Variation	Oppose	That QLDC explain why there has been no detailed consultation with the Arrowtown community regarding this variation

Philippa Tyrrell

Submitter 690

Original Submission No	Provision	Position	Summary
OS690.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the height restrictions should be retained at current levels.
OS690.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.1	Oppose	That building height restrictions should be retained at current levels.
OS690.3	Urban Intensification Variation	Oppose	That 12m and 16.5m buildings are better suited to less central areas.

Philippa Archibald

Submitter 691

Original Submission No	Provision	Position	Summary
OS691.1	Urban Intensification Variation	Oppose	That the variation to allow intensification be rejected.
OS691.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the variation to allow heights of 8m be rejected.
OS691.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the variation to allow heights of 12m be rejected.
OS691.4	Urban Intensification Variation	Oppose	That Arrowtown be ringfenced as it exists today to not allow intensification rather than an increased height allowance to 7.4 metres in residential areas.

Philip Winstone

Submitter 692

Original Submission No	Provision	Position	Summary
OS692.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS692.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS692.3	Urban Intensification Variation	Oppose	That the Urban Intensification Variation is withdrawn in its entirety as it relates to Arrowtown.

Peter Gowing

Submitter 693

Original Submission No	Provision	Position	Summary
OS693.1	Urban Intensification Variation	Oppose	That any variation to the existing density requirements is opposed except for Three Parks
OS693.2	Urban Intensification Variation	Oppose	That any variation to the existing height restrictions is opposed except for in Three Parks
OS693.3	Urban Intensification Variation	Oppose	That the status quo is maintained as it pertains to existing height and density requirements of the Proposed District Plan

Peter Duncan

Submitter 694

Original Submission No	Provision	Position	Summary
OS694.1	Urban Intensification Variation	Oppose	That a formula for the bulk/height of buildings on sites, or adjacent sites, within the Wānaka urban zones be considered.
OS694.2	Urban Intensification Variation	Oppose	That height should not be the substantive dimension in determining the fit of a building to a site within an urban Wānaka zone.

Peter Bain

Submitter 695

Original Submission No	Provision	Position	Summary
OS695.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS695.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

OS695.3	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation for Arrowtown be rejected, and that the existing provisions be retained.
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Peter Archibald

Submitter 696

Original Submission No	Provision	Position	Summary
OS696.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS696.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone be rejected.
OS696.3	Urban Intensification Variation	Oppose	That existing proposed height limits be retained.

Paul Palmer

Submitter 697

Original Submission No	Provision	Position	Summary
OS697.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed Medium Density Housing, as outlined in the Variation to the Proposed District Plan, be rejected.
OS697.2	Chapter 8 - Medium Density Residential	Oppose	That QLDC withdraw the Arrowtown area, as marked on a town plan, from any Medium Density Housing.
OS697.3	Urban Intensification Variation	Oppose	That the Tewa Banks Project would be a good fit for a HD/ MD housing development

Paul Miller

Submitter 698

Original Submission No	Provision	Position	Summary
OS698.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation is rejected.

Paul Fowler

Submitter 699

Original Submission No	Provision	Position	Summary
OS699.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS699.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS699.3	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the proposed Urban Intensification Variation.

Paul and Tess Hellebrekers

Submitter 700

Original Submission No	Provision	Position	Summary
OS700.1	Urban Intensification Variation	Oppose	That the Variation is opposed
OS700.2	Urban Intensification Variation	Oppose	That Council push back on the Variation as has occurred in tier one Councils such as Christchurch
OS700.3	Urban Intensification Variation	Oppose	That the Variation be set aside while further assessments, investigation, costing, planning and consultation is undertaken.
OS700.4	Urban Intensification Variation	Oppose	That acceptable guidelines be developed to protect existing buildings and users' sunlight and view corridors by including recession planes and setbacks where appropriate.
OS700.5	Urban Intensification Variation	Oppose	That proof be provided that the existing three waters infrastructure will cope with the associated increase in demand from more intense activity, and/or provision made for upgrading these before new height limits are considered.
OS700.6	Urban Intensification Variation	Oppose	That a flood mitigation plan be created and funding be set aside for implementation thereof

OS700.7	Urban Intensification Variation	Oppose	That a consultative process of all stakeholders be undertaken to better understand the desired character, aesthetic and vibe of the downtown area and town in general
OS700.8	Urban Intensification Variation	Oppose	That Three Parks is better suited to intensification and also appropriate for workers accommodation.

Pamela and John French

Submitter 701

Original Submission No	Provision	Position	Summary
OS701.1	Chapter 9 - High Density Residential	Oppose	That the contents of Chapter 9 are opposed
OS701.2	Chapter 9 - High Density Residential > 9.2 Objectives and Policies	Oppose	That the proposed changes to Objective 9.2.1 are opposed.
OS701.3	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Oppose	That any "moderate to substantial change" to public and private views is opposed.
OS701.4	Urban Intensification Variation	Oppose	That changes to height restrictions of any kind are opposed.
OS701.5	Urban Intensification Variation	Oppose	That any alteration to the current restrictions on the numbers of units which can be built on a particular site or the permitting of any form of "intensification" on sites within the Queens High Density Residential Zone is opposed.
OS701.6	Chapter 9 - High Density Residential	Oppose	That any changes to the High Density Residential Zone should be scrapped entirely

Noel Flahive

Submitter 702

Original Submission No	Provision	Position	Summary
OS702.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS702.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowsmith be rejected.
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Noah Banks

Submitter 703

Original Submission No	Provision	Position	Summary
OS703.1	Urban Intensification Variation	Oppose	That the Proposed District Plan Variation be withdrawn.

Niki Gladding

Submitter 704

Original Submission No	Provision	Position	Summary
OS704.1	Urban Intensification Variation	Oppose	That the variation be rejected.
OS704.2	Urban Intensification Variation	Oppose	That existing homes, resident's amenity or established trees are not traded for high density tourist accommodation.
OS704.3	Urban Intensification Variation	Oppose	That given the District's vulnerability of energy supply, the need to decarbonise, and likelihood of increased shading from intensification, the Plan provisions need to encourage, and potentially require, small scale renewable energy generation.

Nigel Hirst

Submitter 705

Original Submission No	Provision	Position	Summary
OS705.1	Urban Intensification Variation	Oppose	That the proposed HDRZ over the Area described in the submission around Adelaide, Park, Brisbane and

Urban Intensification – Summary of Decisions Requested 16 May 2024

			Hobart Streets be rejected, and that the existing MDRZ be retained.
OS705.2	Urban Intensification Variation	Oppose	That any additional, amended, consequential, or further relief be made in order to reflect the intent of the matters raised in this submission.
OS705.3	Urban Intensification Variation	Oppose	That the current MDRZ framework, including the 8 metre height standard and the 250 square metre density standard be retained for the area.
OS705.4	Chapter 9 - High Density Residential	Oppose	That chapter 9 be amended to maintain the special residential and amenity character of the Special Character Area including retaining the 8 metre height standard and the 250 square metre density standard.

Nigel Hawke

Submitter 706

Original Submission No	Provision	Position	Summary
OS706.1	Urban Intensification Variation	Oppose	That Arrowtown and Queenstown (including Queenstown Hill) are exempt from the urban intensification variation.
OS706.2	Urban Intensification Variation	Oppose	That the specific provision to intensify development in Queenstown and Arrowtown are opposed.
OS706.3	Urban Intensification Variation	Oppose	That areas where urban intensification should be considered are where there are already significant amenities such as Five Mile.

Nicolette Mcfarlane

Submitter 707

Original Submission No	Provision	Position	Summary
OS707.1	Urban Intensification Variation	Oppose	That Council reject the Urban Intensification Variation.

Nicola Tompkins

Submitter 708

Original Submission No	Provision	Position	Summary
OS708.1	Urban Intensification Variation	Oppose	That the Council explore available land on the outskirts of Arrowtown that is more suitable for intensification.
OS708.2	Urban Intensification Variation	Oppose	That the Variation on the Proposed District Plan be withdrawn.

Nicola Hine On Behalf Of Fire and Emergency New Zealand

Submitter 709

Original Submission No	Provision	Position	Summary
OS709.1	Chapter 2 - Definitions	Oppose	That a new definition of emergency service facilities be included: “means the facilities of authorities that are responsible for the safety and welfare of people and property in the community, and includes fire stations and emergency coordination facilities.’
OS709.2	Chapter 2 - Definitions	Oppose	That the definition of Community Activity be updated as follow: Means the use of land and , buildings <u>and associated infrastructure</u> for the primary purpose of health, welfare, care, safety, education, culture, and/or spiritual well being.
OS709.3	Chapter 2 - Definitions	Oppose	That the definition of Hazardous substance be updated to correct a minor error: i) explosiveness.
OS709.4	Chapter 2 - Definitions	Oppose	That the definition of structure be amended to: Means any building, equipment device or other facility made by people and which is fixed to land and includes any raft, <u>and excepting towers and poles associated with emergency service facilities.</u> OR Exclude towers and poles associated with emergency service facilities from the height and height in relation to boundary performance standards in each zone.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS709.5	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.6.2	Support	That Policy 7.2.6.2 is retained as notified.
OS709.6	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.8 9	Support	That rule 7.4.9g is retained as notified to include the consideration of the capacity of the infrastructure servicing the development as a matter of discretion.
OS709.7	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.8 9	Oppose	<p>That rule 7.4.9.i is amended as follow:</p> <p>i. parking and access layout: safety, efficiency and impacts on onstreet parking and neighbours, <u>including emergency services access.</u></p> <p><u>Advice note:</u> <u>Site layout requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuing of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.</u></p>
OS709.8	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities	Oppose	<p>That rule -Activities 7.4.11 be amended as follow:</p> <p>Community activities, other than the hospital provided for by Rule 7.4.4, <u>excepting emergency service facilities which shall be Permitted.</u></p>
OS709.9	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That rule 7.5.1 is amended to include a exception for: <u>Except towers and poles associated with emergency service facilities.</u>
OS709.10	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That an exception to boundary setback is added to Rule 7.5.6: <u>7.5.6.e. Emergency service facilities</u>
OS709.11	Chapter 7 - Lower Density Suburban Residential > 7.5	Oppose	<p>That an advice note is added to rule 7.5.7 as follow:</p> <p><u>Building setback requirements are further controlled by the Building Code. Plan users should</u></p>

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Rules - Standards > 7.5.79		<u>refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuing of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.</u>
OS709.12	Chapter 8 - Medium Density Residential > 8.4 Rules - Activities > 8.4.10	Oppose	That Rule 8.4.10.i be amended as follow: i. <u>parking and access layout: safety, efficiency and impacts on onstreet parking and neighbours, including emergency services access.</u>
			<u>Advice note:</u> Site layout requirements are further controlled by the Building Code. This includes the provision for <u>firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuing of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.</u>
OS709.13	Chapter 8 - Medium Density Residential > 8.4 Rules - Activities > 8.4.10	Support	That Rule 8.4.10k is retained as notified.
OS709.14	Chapter 8 - Medium Density Residential > 8.4 Rules - Activities > 8.4.10	Support	That Rule 8.4.10. m is retained as notified.
OS709.15	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That Standard 8.5.1 be amended to include and exception as follow: <u>Except towers and poles associated with emergency service facilities.</u>
OS709.16	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Support	That Standard 8.5.5 be retained as notified.
OS709.17	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That Rule 9.4.5.h be retained as notified
OS709.18	Chapter 9 - High Density Residential >	Support	That Rule 9.4.5.i be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

	9.4 Rules - Activities > 9.4.5		
OS709.19	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That Rule 9.5.1 be amended to include a exception as follow: <u>Except towers and poles associated with emergency service facilities.</u>
OS709.20	Chapter 27 - Subdivision and Development	Oppose	That Rule 27.5.7 be amended as follow: 27.5.7 Discretion is reserved to: ... c. property access and roading <u>including adequate emergency service access;</u> ... f. fire fighting water supply <u>in compliance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (SNZ PAS 4509:2008).</u>
OS709.21	Chapter 27 - Subdivision and Development	Oppose	That Rule 27.5.8 be amended as follow: 27.5.8 Discretion is reserved to: ... c. property access and roading <u>including adequate emergency service access;</u> ... f. fire fighting water supply <u>in compliance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (SNZ PAS 4509:2008).</u>
OS709.22	Chapter 27 - Subdivision and Development	Oppose	That Rule 27.5.9 be amended as follow: 27.5.9 Discretion is reserved to: ... d. property access and roading <u>including adequate emergency service access;</u> ... g. fire fighting water supply <u>in compliance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (SNZ PAS 4509:2008).</u>
OS709.23	Chapter 27 - Subdivision and	Support	That the requirement that service connections and onsite infrastructure must be located within the

Development > 27.7 Zone - Location Specific Rules > 27.7.33 > 27.7.33.1	boundary of the site or have a legal mechanism which provides access to such infrastructure, within the Lower Density Residential Zone in such cases where a subdivision consent is sought ahead of the land use consent be retained as this provides assurances as to the adequate staging of development and provides for reticulated water supply to the development site.
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Nicola Busst On Behalf Of Arrowtown Promotion & Business Association

Submitter 710

Original Submission No	Provision	Position	Summary
OS710.1	Urban Intensification Variation	Oppose	That the Urban Intensification as it stands for Arrowtown be withdrawn.
OS710.2	Urban Intensification Variation	Oppose	That the proposed changes in the Urban Intensification Variation be rejected.
OS710.3	Urban Intensification Variation	Oppose	That Arrowtown be considered an area of special character and removed from the intensification.
OS710.4	Chapter 8 - Medium Density Residential	Oppose	That Council withdraw the variation for the Medium Density Residential Zone and consider a different path.
OS710.5	Chapter 7 - Lower Density Suburban Residential	Oppose	That Council withdraw the variation for the Lower Density Suburban Residential Zone and consider a different path.
OS710.6	Urban Intensification Variation	Oppose	That any intensification of this nature be on a greenfield site.

Nicola Blennerhassett

Submitter 711

Original Submission No	Provision	Position	Summary
OS711.1	Urban Intensification Variation	Support	That the provisions of the Variation are supported with some exceptions

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS711.2	Urban Intensification Variation	Oppose	That the map which shows the Urban Growth Boundary (figure two: Wānaka Ward) excluding 280 Wānaka-Mount Aspiring Road is opposed.
OS711.3	Urban Intensification Variation	Oppose	That the UGB is re-aligned to align with the ONL as per the Landscape Boundaries Report authored by Marion Read or alternatively the Variation includes provision for adding the Wānaka 2020 OGB to Maps 19-24
OS711.4	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Support	That the average site size of 300 square metres and enabling a range of housing sizes and typologies is supported
OS711.5	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Support	That the increase maximum building height of 8 metres in Wānaka is supported
OS711.6	Chapter 8 - Medium Density Residential	Support	That most changes to the Medium Density Residential Zone are supported except as set out in the submission.
OS711.7	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Support	That this section is supported, particularly with regard to anticipating terraced, semi-detached and low-rise housing and or apartments to enable a range of housing sizes and typologies.
OS711.8	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Oppose	That the maximum building height of 11 metres plus 1 metre for pitched roof forms in Wānaka is opposed
OS711.9	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the maximum height for MDRZ in Wānaka be set at 10 metres
OS711.10	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Support	That the changes to the recession plane provisions are supported
OS711.11	Urban Intensification Variation	Support	That the new areas of Medium Density located in the Kings Drive Area, the Macpherson and the area between Plantation Road and the State Highway is supported.
OS711.12	Chapter 8 - Medium Density Residential	Oppose	That the addition of the area around Mount Iron Drive and Aeolus Place in the Medium Density Residential Zone is opposed.
OS711.13	Chapter 9 - High Density Residential	Support	That most changes to the High Density Residential Zone are supported.
OS711.14	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Support	That the deletion of the word 'low-rise' is supported.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS711.15	Chapter 9 - High Density Residential	Support	That rules around residential amenity, outlook, sunlight, privacy and the like having a restricted discretionary activity status is supported
OS711.16	Chapter 9 - High Density Residential	Support	That provisions for larger setbacks for floors above 10 metres such as required by provisions 9.2.3.1 and 9.5.7 is supported
OS711.17	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.4	Support	That the increased maximum height of 12 metres in the High Density Residential Zone in Wānaka is supported.
OS711.18	Chapter 13 - Wānaka Town Centre	Oppose	That a map be provided showing Wānaka Town Centre pedestrian links similar to the map for Queenstown
OS711.19	Chapter 13 - Wānaka Town Centre	Support	That provision for 3 to 4 storey buildings with the possibility of a recessed fifth storey is supported.
OS711.20	Chapter 7 - Lower Density Suburban Residential	Support	That most of the proposed changes to the Low Density Suburban Residential Zone are supported.

Nick Geddes On Behalf Of Bullenrise Developments Ltd

Submitter 712

Original Submission No	Provision	Position	Summary
OS712.1	Urban Intensification Variation	Oppose	That the site at 117 Arthurs Point Road (Lot 2 DP 12913) is rezoned from LDSR to MDRZ and the location-specific building height standard Rule 8.5.1.1 (a) is applied.
OS712.2	Urban Intensification Variation	Oppose	That any further additional or alternative relief and any consequential or ancillary changes that give effect to the relief sought.
OS712.3	Urban Intensification Variation	Oppose	That the Urban Intensification Variation is generally supported with the exception of the relief sought in the submission.

Nicholas Winstone

Submitter 713

Original Submission No	Provision	Position	Summary
OS713.1	Urban Intensification Variation	Oppose	That the Variation be withdrawn in its entirety as it relates to Arrowtown.
OS713.2	Urban Intensification Variation	Oppose	That the misleading examples of form and size in the MDRZ provided by QLDC in relation to the Variation should be withdrawn and updated to provide an accurate representation rather than a "hoped for" scenario.
OS713.3	Urban Intensification Variation	Oppose	That the Hearings Panel recommend the Variation as it relates to Arrowtown not proceed, if QLDC fails to withdraw it.
OS713.4	Urban Intensification Variation	Oppose	That green or brown field sites such as Five Mile and Remarkables Park are the appropriate location for apartments and significant intensification.
OS713.5	Urban Intensification Variation	Oppose	That the commercial zones near Butel Park and Bush Creek are likely to be appropriate place to investigate higher density dwellings
OS713.6	Urban Intensification Variation	Oppose	That the intent of the Government requirements should be able to be achieved with a significant tightening of the AirBNB rules.

Nicholas Lynch

Submitter 714

Original Submission No	Provision	Position	Summary
OS714.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation for Arrowtown be rejected.
OS714.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed building height of 12m be rejected for Arrowtown.

Ngaio Hart

Submitter 715

Original Submission No	Provision	Position	Summary
OS715.1	Urban Intensification Variation	Oppose	That the proposed changes to increase density to 250m ² lots and 12m maximum building heights be rejected for everywhere other than Queenstown.
OS715.2	Urban Intensification Variation	Oppose	That the intensification proposed for Lake Hāwea be rejected.
OS715.3	Urban Intensification Variation	Oppose	That the urban intensification variation reconsiders the areas proposed for densification.

Neville Teat

Submitter 716

Original Submission No	Provision	Position	Summary
OS716.1	Urban Intensification Variation	Oppose	That the proposed heights are opposed
OS716.2	Urban Intensification Variation	Oppose	That Council refer to the 2020 plan commissioned in the early 2000's at great expensive and public consultation which was designed to preserve the Town's character

Neville Broadbent

Submitter 717

Original Submission No	Provision	Position	Summary
OS717.1	Urban Intensification Variation	Oppose	That the current planning rules stay.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS717.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in Lower Density Suburban Residential Zone (LDSRZ) relating to Arrowtown are opposed.
OS717.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in Medium Density Residential Zone (MDRZ) relating to Arrowtown are opposed.
OS717.4	Urban Intensification Variation	Oppose	That high rise high density zones can be appropriate in zones such as 5mile or Frankton Road.

Natalie Harper

Submitter 718

Original Submission No	Provision	Position	Summary
OS718.1	Urban Intensification Variation	Oppose	That the proposal be rejected.

Mylrea Bell

Submitter 719

Original Submission No	Provision	Position	Summary
OS719.1	Urban Intensification Variation	Oppose	That the increased building heights in the area bounded by Brownston and Tenby streets is opposed.
OS719.2	Urban Intensification Variation	Oppose	That the proposal to increase building heights in the Wānaka area bounded by Brownston and Tenby Street be rejected.

Murray Donald

Submitter 720

Original Submission No	Provision	Position	Summary
OS720.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation as it relates to Arrowtown be withdrawn.
OS720.2	Urban Intensification Variation	Oppose	That the Urban Intensification Variation be withdrawn, particularly as it relates to Arrowtown.

Michelle Weeks

Submitter 721

Original Submission No	Provision	Position	Summary
OS721.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed increase to build height in the Medium Density Zone of Arrowtown be rejected.
OS721.2	Chapter 27 - Subdivision and Development	Oppose	That the proposed changes to the minimum subdivision rules be rejected.
OS721.3	Urban Intensification Variation	Oppose	That the proposal be withdrawn in all respects.

Michelle Keys

Submitter 722

Original Submission No	Provision	Position	Summary
OS722.1	Urban Intensification Variation	Oppose	That the proposed changes to heights and density in the proposed variation are opposed.
OS722.2	Urban Intensification Variation	Oppose	That any intensification should only come after the water and infrastructure is improved in the existing area, and not planned to improve infrastructure after intensification.
OS722.3	Urban Intensification Variation	Oppose	That the height and density limits not be increased in the existing areas and that new areas such as the residential Zone in the area south of Cardrona Valley Road, which includes Warren Street and Connor Street is not rezoned to medium density
OS722.4	Urban Intensification Variation	Oppose	That medium density zones are supported, particularly for housing affordability reasons but only in new residential areas rather than a change to existing residential areas.

Michelle Chave

Submitter 723

Original Submission No	Provision	Position	Summary
OS723.1	Urban Intensification Variation	Oppose	That the new height restrictions are not allowed
OS723.2	Urban Intensification Variation	Oppose	That intensification is kept out at Three Parks and not in the Town Centre

Michael Sidey

Submitter 724

Original Submission No	Provision	Position	Summary
OS724.1	Urban Intensification Variation	Oppose	That Wānaka be exempt from the proposal to increase intensification, including in the area between Brownston Street and Tenby Street.

Michael Hanna

Submitter 725

Original Submission No	Provision	Position	Summary
OS725.1	Urban Intensification Variation	Oppose	That this variation proposal as it is presented be fully removed.

Mia Bennie

Submitter 726

Original Submission No	Provision	Position	Summary
OS726.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be declined.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS726.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be declined.
OS726.3	Urban Intensification Variation	Oppose	That it is better to have intensive development in areas where there are already examples of high density development (i.e., Frankton and Five Mile) that are close to workplaces and public transport and services

Matt Feary

Submitter 727

Original Submission No	Provision	Position	Summary
OS727.1	Chapter 8 - Medium Density Residential	Support	That the amended bulk and location provisions for the Medium Density Residential Zone be retained as notified.
OS727.2	Chapter 8 - Medium Density Residential	Support	That the amendments to bulk and location provisions for the MDRZ be retained to the discrete land areas identified so that the planning boundaries to which these provisions apply are logical and readily identifiable.
OS727.3	Chapter 8 - Medium Density Residential	Oppose	That any amendments to the Medium Density Residential Zone that push the zone beyond easy walking distance ('ped shed'), be declined.
OS727.4	Chapter 13 - Wānaka Town Centre	Oppose	That the proposed amendments to the Wānaka Town Centre Zone which provide increased heights be rejected.
OS727.5	Chapter 13 - Wānaka Town Centre	Support	That any proposed changes to the Wānaka Town Centre provisions that reinforce quality urban design be retained or facilitated.

Mary Murphy

Submitter 728

Original Submission No	Provision	Position	Summary
OS728.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed 12m building height in Arrowtown be rejected.

Mary Hosie

Submitter 729

Original Submission No	Provision	Position	Summary
OS729.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS729.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS729.3	Urban Intensification Variation	Oppose	That Council withdraw this variation in full or modify it so that none of the provisions apply to Arrowtown.

Martin and Valerie Rabbidge

Submitter 730

Original Submission No	Provision	Position	Summary
OS730.1	Urban Intensification Variation	Oppose	That no changes in zoning to Medium Density Residential be made to the PDP planning maps along St Georges Avenue and Highview Terrace.

Mark Tyrrell

Submitter 731

Original Submission No	Provision	Position	Summary
OS731.1	Urban Intensification Variation	Oppose	That the proposed changes to residential zoning specific to max building height is opposed.
OS731.2	Urban Intensification Variation	Oppose	That QLDC should withdraw the proposed Urban Intensification Variation (UIV).

Mark Kramer

Submitter 732

Original Submission No	Provision	Position	Summary
OS732.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That height limits and revetment lines [sic] be retained as currently in the proposed district plan.
OS732.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That height limits and revetment lines [sic] be retained as currently in the proposed district plan.

Mark Edmunds

Submitter 733

Original Submission No	Provision	Position	Summary
OS733.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS733.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected, and the existing rules retained.
OS733.3	Urban Intensification Variation	Oppose	That there are more suitable areas for such growth (housing expansion).

Marie and Alister Davis

Submitter 734

Original Submission No	Provision	Position	Summary
OS734.1	Urban Intensification Variation	Oppose	That Arrowtown be removed from the Urban Intensification Variation to the Proposed District Plan.

Marian Paul

Submitter 735

Original Submission No	Provision	Position	Summary
OS735.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.2 > 7.5.2.2	Oppose	That the Lake Avenue Height Restriction Area and existing height limits be retained.

Claire Steele

Submitter 736

Original Submission No	Provision	Position	Summary
OS736.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS736.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Margaret O'Hanlon

Submitter 737

Original Submission No	Provision	Position	Summary
OS737.1	Urban Intensification Variation	Oppose	That urban growth be confined to areas that are not frequently enjoyed by members of the public.
OS737.2	Chapter 9 - High Density Residential	Oppose	That the current High Density Residential Zone framework, including the 12m height standard, be retained for the surrounding areas of Adelaide St, Park St and the streets that connect the Frankton Track with the Queenstown Gardens.
OS737.3	Chapter 9 - High Density Residential	Oppose	That the negative effects of the existing over-crowding, over-parking, and lack of garden space for individuals in these proposed high-density structures be considered.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS737.4	Urban Intensification Variation	Oppose	That any additional, amended, consequential, or further relief be made in order to reflect the intent of the matters raised in this submission.
OS737.5	Urban Intensification Variation	Oppose	That other areas within the district such as Remarkables Park and Five mile be the focus of implementing the NPS UD.

Maja Kubicka

Submitter 738

Original Submission No	Provision	Position	Summary
OS738.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS738.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

S A B Dossor On Behalf Of MMA Brown, JRM Brown and SAB Dossor

Submitter 739

Original Submission No	Provision	Position	Summary
OS739.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the Medium Density Residential Zone variation as it relates to Arrowtown is opposed in particular to the increase in current height limits.
OS739.2	Urban Intensification Variation	Oppose	That the variation should be withdrawn and council should revert to the status quo in current planning instruments.
OS739.3	Urban Intensification Variation	Oppose	That should the variation proceed to a hearing, the variation should be rejected insofar as it relates to Arrowtown.

Lynnette Donaldson

Submitter 740

Original Submission No	Provision	Position	Summary
OS740.1	Urban Intensification Variation	Oppose	That Three Park is the place for 16.5m buildings.
OS740.2	Urban Intensification Variation	Oppose	That one plan should not fit two distinctly different towns.
OS740.3	Urban Intensification Variation	Oppose	That the Urban Intensification Variation is opposed.
OS740.4	Urban Intensification Variation	Oppose	That the existing provisions are kept as they are extensive enough.

Lyndal Perry

Submitter 741

Original Submission No	Provision	Position	Summary
OS741.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation be rejected, and the existing rules maintained.
OS741.2	Urban Intensification Variation	Oppose	That increases in height limits be rejected, and existing rules maintained.

Lynda Sclater

Submitter 742

Original Submission No	Provision	Position	Summary
OS742.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS742.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS742.3	Urban Intensification Variation	Oppose	That more consultation be undertaken with the local community about urban intensification.

Luke Hinchey On Behalf Of Centuria Property Holdco Limited

Submitter 743

Original Submission No	Provision	Position	Summary
OS743.1	Urban Intensification Variation	Support	That the general purpose of the Variation is supported.
OS743.2	Urban Intensification Variation	Oppose	That Queenstown Town Centre land within the Isle Street West and Isle Street East sub-zones under the Operative District Plan should be considered for intensification.
OS743.3	Urban Intensification Variation	Oppose	That the Variation is extended to include the site identified in the submission and that this site be included in Height Precinct 4 and subject to the applicable rules for that precinct.
OS743.4	Urban Intensification Variation	Oppose	That Council implement the NPSUD within all areas of the Queenstown Town Centre through the current process
OS743.5	Urban Intensification Variation	Oppose	That in the alternative, if Council does not accept the relief sought in the submission, that the Variation be declined until Council has done the requisite work to implement the NPS-UD with the entire Queenstown Town Centre
OS743.6	Urban Intensification Variation	Oppose	That in addition to the relief sought in the submission, any other alternative or consequential relief is made to give effect to the matters raised in the submission

Lucy Mortlock

Submitter 744

Original Submission No	Provision	Position	Summary
OS744.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS744.2	Urban Intensification Variation	Oppose	That the proposed Variation for Urban Intensification as it affects Arrowtown be rejected.
OS744.3	Chapter 8 - Medium Density Residential	Oppose	That all proposed changes to the provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS744.4	Chapter 8 - Medium Density Residential	Oppose	That Pritchard Place and the other areas of Arrowtown affected by the Medium Density Residential changes be removed from those plan change provisions.
OS744.5	Urban Intensification Variation	Oppose	That all areas of Arrowtown affected by the Variation be excluded from it.
OS744.6	Urban Intensification Variation	Oppose	That the Variation as it affects Arrowtown not proceed.
OS744.7	Chapter 8 - Medium Density Residential	Oppose	That all changes in the Medium Density Residential Zone relating to Pritchard Place and other parts of Arrowtown not proceed.
OS744.8	Urban Intensification Variation	Oppose	That there are other areas available that can additional housing units can be done appropriately

Louise Walker-Hughes

Submitter 745

Original Submission No	Provision	Position	Summary
OS745.1	Urban Intensification Variation	Oppose	That Mt Iron Drive, Aeolus Place, Trevathan Lane, Scaife Place, Aspinall Street, should not be rezoned and current Lower Density Suburban Residential should remain.

Louise Merrall

Submitter 746

Original Submission No	Provision	Position	Summary
OS746.1	Urban Intensification Variation	Oppose	That Lake Hāwea South be excluded from the Variation.
OS746.2	Chapter 13 - Wānaka Town Centre	Oppose	That the proposed changes to the Wānaka Town Centre Zone be declined.

OS746.3	Urban Intensification Variation	Oppose	That zones such as 3 Parks be included instead of the current proposition.
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Louise and Justin Wright

Submitter 747

Original Submission No	Provision	Position	Summary
OS747.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That current building controls for LDSR Arrowtown be retained.
OS747.2	Chapter 8 - Medium Density Residential	Oppose	That current building controls for MDR Arrowtown be retained.
OS747.3	Urban Intensification Variation	Oppose	That the Arrowtown Design Guidelines 2016 be retained so that future buildings can reasonably conform to a scale not detrimental to Arrowtown Character.
OS747.4	Urban Intensification Variation	Oppose	That a detailed Landscape character and values assessment for Arrowtown be undertaken by a Landscape Architect to a recognised methodology for a statutory decision-making context such as Te Tangi a te Manu.
OS747.5	Urban Intensification Variation	Oppose	That the magnitude of change of the effects of the Variation be assessed.
OS747.6	Urban Intensification Variation	Oppose	That the draft ADG 2023 pictures should be amended to appropriately demonstrate how the proposed controls will appear on a range of actual Arrowtown MDRZ sections, using a correct scale and reflecting the proposed Variation's intent and controls.

Linda Gowing

Submitter 748

Original Submission No	Provision	Position	Summary
OS748.1	Urban Intensification Variation	Oppose	That any increase in height limits in any zone in Wānaka be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS748.2	Urban Intensification Variation	Oppose	That any change to the existing density requirements be rejected.
OS748.3	Urban Intensification Variation	Oppose	That the status quo be maintained.

Lily Marris

Submitter 749

Original Submission No	Provision	Position	Summary
OS749.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS749.2	Chapter 8 - Medium Density Residential	Oppose	That Pritchard Place and any other areas of Arrowtown affected by the Medium Density Residential changes be removed from those plan change provisions.
OS749.3	Urban Intensification Variation	Oppose	That all areas of Arrowtown affected by the Variation be excluded from it.

Leanne Newman

Submitter 750

Original Submission No	Provision	Position	Summary
OS750.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation for Arrowtown be declined.
OS750.2	Urban Intensification Variation	Oppose	That there maybe a suitable area on the outskirts of town for some sort of housing.

Lauren Page

Submitter 751

Original Submission No	Provision	Position	Summary
OS751.1	Chapter 8 - Medium Density Residential >	Oppose	That Council confirm that the infrastructure in Hāwea will be sufficiently upgraded to allow for

8.2 Objectives and Policies	an increased population and will not result in water bans and sewage issues.
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Lachlan Woods

Submitter 752

Original Submission No	Provision	Position	Summary
OS752.1	Urban Intensification Variation	Oppose	That the proposal to increase building height in Wānaka be rejected
OS752.2	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas	Oppose	That the minimum section size not be increased

Kirstin and Kent Wilkins

Submitter 753

Original Submission No	Provision	Position	Summary
OS753.1	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the proposed Urban Intensification Variation.

Kelly Wright

Submitter 754

Original Submission No	Provision	Position	Summary
OS754.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation as notified is opposed and that QLDC should reject the Variation.
OS754.2	Urban Intensification Variation	Oppose	That places within existing townships are intensified first (for example the submitters property at 151 Cemetery Road, which is in the Large Lot Residential A Zone to the east of Hāwea Township).
OS754.3	Urban Intensification Variation	Oppose	That the Hāwea Community Association (HCA) submission is supported.

Kate Holmes

Submitter 755

Original Submission No	Provision	Position	Summary
OS755.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS755.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS755.3	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation is withdrawn in its entirety as it relates to Arrowtown.

Kate Grubb

Submitter 756

Original Submission No	Provision	Position	Summary
OS756.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS756.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS756.3	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the "Variation to Queenstown Lakes Proposed District Plan - Urban Intensification".

Justin Eden

Submitter 757

Original Submission No	Provision	Position	Summary
OS757.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS757.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS757.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That heights of 7m as those proposed in the new district plan be retained.

Juliette Lovett On Behalf Of Gina Sutton

Submitter 758

Original Submission No	Provision	Position	Summary
OS758.1	Urban Intensification Variation	Support	That the general intent of the Variation to intensify discrete urban areas to provide for additional development capacity and any provisions or changes to the District Plan that will achieve this outcome are supported.
OS758.2	Urban Intensification Variation	Oppose	That the land encompassing the Park Street Study Area be removed from the High Density Residential Zone, and that it retain the existing Lower Density Suburban Residential zoning under the Proposed District Plan.

Julia Foley

Submitter 759

Original Submission No	Provision	Position	Summary
OS759.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation is opposed in its current form
OS759.2	Urban Intensification Variation	Oppose	That Arrowtown is removed from the proposed plan change.

Judith Frazer

Submitter 760

Original Submission No	Provision	Position	Summary
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OS760.1	Urban Intensification Variation	Oppose	That the proposal is opposed
OS760.2	Urban Intensification Variation	Oppose	That the proposal is not appropriate for Lake Hāwea and should not proceed.

John Trevor Fowler

Submitter 761

Original Submission No	Provision	Position	Summary
OS761.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation be rejected.
OS761.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS761.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

John Edmonds On Behalf Of Shundi Queenstown Limited (Shundi)

Submitter 762

Original Submission No	Provision	Position	Summary
OS762.1	Urban Intensification Variation	Support	That the Variation is supported subject to the amendments identified in this submission.
OS762.2	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Oppose	That the 8th paragraph of the Zone Purpose is amended as follows: 'adverse effects of <u>visitor accommodation activity</u> on the residential amenity values of nearby residents is avoided, remedied, or mitigated'.
OS762.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies	Oppose	That Objective 9.2.1 is amended as follows: ' High density housing development <u>Development</u> occurs in urban areas close to town centres, to provide greater housing diversity and respond to expected population growth.'
OS762.4	Chapter 9 - High Density Residential >	Oppose	That Objective 9.2.2 is amended as follows: ' High density residential development <u>Development</u>

Urban Intensification – Summary of Decisions Requested 16 May 2024

	9.2 Objectives and Policies		provides a positive contribution to the environment through quality urban design.’
OS762.5	Chapter 9 - High Density Residential > 9.2 Objectives and Policies	Oppose	That Objective 9.2.3 is amended as follows: ' High density residential development <u>Development</u> maintains a minimum level of existing amenity values for neighbouring sites as part of positively contributing to the urban amenity values sought within the zone.'
OS762.6	Chapter 2 - Definitions > 2.1 Definitions > Habitable Room	Oppose	That the definition of 'Habitable Room' is amended to: ' <u>Any room in a residential unit or visitor accommodation unit that exceeds 8m², except for a garage, hallway, stairwell or laundry.</u> '
OS762.7	Chapter 2 - Definitions > 2.1 Definitions	Oppose	That a new definition of 'Principle Habitable Room' is included as follows ' <u>The Habitable Room within a residential unit or visitor accommodation unit with the largest floor area.</u> '
OS762.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Oppose	That Rule 9.5.8 (a) is amended as follows: ' <u>The Principal Habitable Room</u> principal living room/ space <u>must have an outlook space with a minimum dimension of 4m in depth and 4m in width;</u> and
OS762.9	Urban Intensification Variation	Oppose	That the Variation be amended as requested in the submission, together with any alternative, additional or consequential relief necessary or appropriate to give effect to the matters raised in this submission and/or the relief requested.

John Edmonds On Behalf Of Scenic Hotel Group Limited

Submitter 763

Original Submission No	Provision	Position	Summary
OS763.1	Urban Intensification Variation	Support	That the Variation is generally supported subject to the amendments identified in the submission
OS763.2	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Oppose	That the 8th paragraph of the Zone Purpose is amended as follows: 'adverse effects of <u>visitor accommodation activity</u> on the residential amenity values of nearby residents is avoided, remedied, or mitigated'.
OS763.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies	Oppose	That Objective 9.2.1 is amended as follows: ' High density housing development <u>Development</u> occurs in urban areas close to town centres, to provide greater housing diversity and respond to expected population growth

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS763.4	Chapter 9 - High Density Residential > 9.2 Objectives and Policies	Oppose	That Objective 9.2.2 is amended as follows: ' High density residential development <u>Development</u> provides a positive contribution to the environment through quality urban design.'
OS763.5	Chapter 9 - High Density Residential > 9.2 Objectives and Policies	Oppose	That Objective 9.2.3 is amended as follows: ' High density residential development <u>Development</u> maintains a minimum level of existing amenity values for neighbouring sites as part of positively contributing to the urban amenity values sought within the zone.'
OS763.6	Chapter 2 - Definitions	Oppose	That the definition of 'Habitable Room' is amended to: ' <u>Any room in a residential unit or visitor accommodation unit that exceeds 8m², except for a garage, hallway, stairwell or laundry.</u> '
OS763.7	Chapter 2 - Definitions	Oppose	That a new definition of 'Principle Habitable Room' is included as follows ' <u>The Habitable Room within a residential unit or visitor accommodation unit with the largest floor area.</u> '
OS763.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Oppose	That Rule 9.5.8 (a) is amended as follows: ' <u>The Principal Habitable Room principal living room/space must have an outlook space with a minimum dimension of 4m in depth and 4m in width;</u> and
OS763.9	Urban Intensification Variation	Oppose	That the Variation be amended as requested in the submission, together with any alternative, additional or consequential relief necessary or appropriate to give effect to the matters raised in this submission and/or the relief requested.

John Edmonds On Behalf Of Queenstown Residential Group Limited

Submitter 764

Original Submission No	Provision	Position	Summary
OS764.1	Urban Intensification Variation	Oppose	That the Variation is generally supported subject to the amendments identified in the submission.
OS764.2	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Oppose	That the 8th paragraph of the Zone Purpose is amended as follows: ' <u>adverse effects of visitor accommodation activity</u> on the residential amenity

Urban Intensification – Summary of Decisions Requested 16 May 2024

			values of nearby residents is avoided, remedied, or mitigated’.
OS764.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies	Oppose	That Objective 9.2.1 is amended as follows: High density housing development <u>Development</u> occurs in urban areas close to town centres, to provide greater housing diversity and respond to expected population growth.’
OS764.4	Chapter 9 - High Density Residential > 9.2 Objectives and Policies	Oppose	That Objective 9.2.2 is amended as follows: High density residential development <u>Development</u> provides a positive contribution to the environment through quality urban design.’
OS764.5	Chapter 9 - High Density Residential > 9.2 Objectives and Policies	Oppose	That Objective 9.2.3 is amended as follows: High density residential development <u>Development</u> maintains a minimum level of existing amenity values for neighbouring sites as part of positively contributing to the urban amenity values sought within the zone.’
OS764.6	Chapter 2 - Definitions	Oppose	That the definition of ‘Habitable Room’ is amended to: <u>‘Any room in a residential unit or visitor accommodation unit that exceeds 8m², except for a garage, hallway, stairwell or laundry.’</u>
OS764.7	Chapter 2 - Definitions	Oppose	That a new definition of ‘Principle Habitable Room’ is included as follows <u>‘The Habitable Room within a residential unit or visitor accommodation unit with the largest floor area.’</u>
OS764.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Oppose	That Rule 9.5.8 (a) is amended as follows: <u>‘The Principal Habitable Room principal living room/ space must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and</u>
OS764.9	Urban Intensification Variation	Oppose	That the Variation be amended as requested in the submission, together with any alternative, additional or consequential relief necessary or appropriate to give effect to the matters raised in this submission and/or the relief requested.

John Edmonds On Behalf Of Queenstown Gold Limited (QGL)

Submitter 765

Original Submission No	Provision	Position	Summary
OS765.1	Urban Intensification Variation	Oppose	That the Variation is generally supported, subject to the amendments identified in the submission.
OS765.2	Chapter 12 - Queenstown Town Centre	Oppose	That the land at Upper Brecon Street is identified within proposed Height Precinct 4
OS765.3	Urban Intensification Variation	Oppose	That the Variation be amended as requested in the submission, together with any alternative, additional, or consequential relief necessary or appropriate to give effect to the matters raised in this submission and/or relief requested.

John Edmonds On Behalf Of No. 1 Hansen Road Limited

Submitter 766

Original Submission No	Provision	Position	Summary
OS766.1	Urban Intensification Variation	Support	That the general intention of the Variation is supported, subject to the amendments identified in this submission.
OS766.2	Urban Intensification Variation	Oppose	That the failure to include land at 1 Hansen Road within the proposed land to be rezoned in the Variation is opposed
OS766.3	Urban Intensification Variation	Oppose	That 1 Hansen Road be considered in the implementation of Policy 5 as a logical and consequential extension of the upzoning that is being proposed by the Variation.
OS766.4	Chapter 16 - Business Mixed Use	Oppose	That appropriate provisions be included in the Business Mixed Use Zone Chapter to enable activities sensitive to aircraft noise within the Outer Control Boundary, with appropriate restrictions to protect the Queenstown Airport such as reverse sensitivity considerations.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS766.5	Urban Intensification Variation	Oppose	That the web mapping application used by the Council to display the district plan zones be amended to include the section of 1 Hansen Road within the Outer Control Boundary, from the Local Shopping Centre Zone, Lower Density Suburban Residential, and Rural to Business Mixed Use and that the Urban Growth Boundary be adjusted to reflect this.
OS766.6	Chapter 16 - Business Mixed Use > 16.4 Rules - Activities	Support	That provisions relating to the Frankton Local Shopping Centre Zone should be changed to either a bespoke approach or a Town Centre zoning with Business Mixed Use Zone around the periphery. This approach would be supported, and either the provisions of the Local Shopping Centre Zone should be amended to suit, or consideration be given to rezone the Local Shopping Centre Zoning to Town Centre Zone for the developable area of 1 Hansen Road.
OS766.7	Urban Intensification Variation	Oppose	That residential, visitor accommodation and worker accommodation are changed to a restricted discretionary activity status or in the alternative, the rule 16.4.19 deleted in its entirety.
OS766.8	Chapter 15 - Local Shopping Centre Zone > 15.4 Rules - Activities	Oppose	That site specific rule 15.4.3.2 requiring a Spatial Layout Plan to be submitted for any development at 1 Hansen Road is deleted in its entirety.
OS766.9	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards	Oppose	That site-specific rule 15.5.1.2 restricting building coverage to 50% is deleted in its entirety.
OS766.10	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards	Oppose	<p>That the site-specific maximum development rule be deleted in its entirety, or if the Local Shopping Centre zoning remains, amended as follows:</p> <p>Development of 1 Hansen Road</p> <p>The following additional standards shall apply to development in the Local Shopping Centre Zone located between Hansen Road and Frankton Cemetery (as shown on the District Plan web mapping application):</p> <p>a. the total gross floor area dedicated to retail uses shall not exceed 4000m²;</p> <p>b. the total gross floor area dedicated to office uses shall not exceed 3000m²;</p> <p>c. no retail or office activities (aside from those ancillary to permitted uses) shall take place until an</p>

			<p>upgrade of the intersection between Hansen Road and State Highway 6 has occurred;</p> <p>d. the total number of residential units (for the purposes of this rule, this shall include residential flats) shall not exceed 50 units;</p> <p>ea. there shall be no vehicle access directly onto the State Highway;</p> <p>fb. buildings shall be set back a minimum distance of 6m from the boundary with the State Highway; and</p> <p>gc. buildings shall be set back a minimum distance of 4m from the boundary with Frankton Cemetery.</p>
OS766.11	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.7	Oppose	<p>That rule 15.5.7 be amended as follows:</p> <p>Building Height</p> <p>a. for the Local Shopping Centre Zone located at Fernhill and Kelvin Heights the maximum building height shall be 14m;</p> <p>b. for the Local Shopping Centre zone located at Lake Hāwea South the maximum building height shall be 12m; and</p> <p>c. for the Local Shopping Centre Zone located at Frankton, Albert Town, Arrowtown, Hāwea, Sunshine Bay and Cardrona Valley Road the maximum building height shall be 10m, <u>with the exception of 1 Hansen Road, where the height shall be 24m.</u></p>
OS766.12	Chapter 16 - Business Mixed Use > 16.4 Rules - Activities	Oppose	That rule 16.4.19 be deleted in its entirety.
OS766.13	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.9	Oppose	<p>That rule 16.5.9 be amended as follows:</p> <p>Maximum building height</p> <p>16.5.9.1 Maximum building height shall be:</p> <p>a. Queenstown – 20m</p> <p>b. Wānaka – 16.5m</p>

			c. Frankton Marina – 16.5m
			d. Frankton North – 20m
			<u>e. 1 Hansen Road – 24m</u>
OS766.14	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Support	That the increase in building heights in Queenstown are supported.
OS766.15	Urban Intensification Variation	Oppose	That the Variation be amended as set out in the submission, alongside any alternative, additional, or consequential relief necessary or appropriate to give effect to the matters raised in this submission and/or the relief requested.

John Edmonds On Behalf Of MacFarlane Investments Limited and JL Thompson (MIL)

Submitter 767

Original Submission No	Provision	Position	Summary
OS767.1	Chapter 12 - Queenstown Town Centre	Oppose	That the relevant Zoning map be updated to include the PC50 land (Lakeview area), or at the very least the MacFarlane Investments and JL Thompson land at 5,7,11 and 15 Man Street, 2,4 and 8 Isle Street, and 19 Brecon Street, as Queenstown Town Centre Zone in the variation.
OS767.2	Chapter 12 - Queenstown Town Centre	Oppose	That the MIL Land (5,7,11 and 15 Man Street, 2,4 and 8 Isle Street, and 19 Brecon Street) be included within ' Figure 2: Queenstown Town Centre Height Precinct Map' of the Queenstown Town Centre Zone chapter of the variation.
OS767.3	Chapter 12 - Queenstown Town Centre	Oppose	That the block of land is included within height precinct 4, and that the greater height is only enabled where significant land is accumulated.
OS767.4	Chapter 12 - Queenstown Town Centre	Oppose	That the proposed variation include the following Rule 12.5.9.2: <u>In the block of land bound by Isle, Camp, Man and Brecon Streets, the maximum building height shall not exceed 12m, except where: i) a site is greater than 3000m2 in area; and ii) the site has a frontage to both man street and Isle Street, then the maximum building height shall be 24m above ground level and shall be limited to no more than seven storeys in height.</u>

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS767.5	Urban Intensification Variation	Support	That the submitter generally supports the Variation, subject to the amendments identified in this submission.
OS767.6	Urban Intensification Variation	Oppose	That the failure to include land within the Queenstown Town Centre of the Proposed District Plan is opposed.
OS767.7	Urban Intensification Variation	Oppose	That the block of land bound by Man Street, Brecon Street, Isle Street, and Camp Street is included in the mapping identified, with the most appropriate height precinct being applied.
OS767.8	Urban Intensification Variation	Oppose	That the variation be amended as requested in the submission, together with any alternative, additional, or consequential relief necessary to give effect to the matters raised in this submission.

John Edmonds On Behalf Of Latitude 45 Development Limited (Latitude 45)

Submitter 768

Original Submission No	Provision	Position	Summary
OS768.1	Chapter 9 - High Density Residential	Support	That the general intention to increase building height limits in the variation for HDR is supported for Frankton North.
OS768.2	Chapter 16 - Business Mixed Use	Support	That the general intention to increase building height limits in the Variation for the BMUZ for Frankton North is supported.
OS768.3	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.1.2	Oppose	That a consequential amendment to Rule 9.6.1.2 for non-notification of restricted discretionary applications for buildings between 16.5 and 24m in Frankton North.
OS768.4	Chapter 16 - Business Mixed Use > 16.6 Rules - Non-Notification of Applications > 16.6.2 > 16.6.2.2	Oppose	That a consequential amendment to Rule 16.6.2.2 for non-notification of restricted discretionary applications for buildings between 16.5m and 24m in Frankton North.
OS768.5	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.5	Oppose	That the failure to remove the max building height limit of 20m and associated non-complying activity status in Frankton North is opposed.
OS768.6	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Oppose	That the provision be amended to refer to the 'adverse effects of visitor accommodation activity on the residential

Urban Intensification – Summary of Decisions Requested 16 May 2024

			amenity values or nearby residents is avoided, remedied or mitigated'.
OS768.7	Chapter 9 - High Density Residential > 9.2 Objectives and Policies	Oppose	That objectives 9.2.1, 9.2.2, and 9.2.3 be amended by removing initial reference to 'high density residential' from each objective and amending Objective 9.2.3 by removing the term 'existing'.
OS768.8	Chapter 2 - Definitions	Oppose	That the proposed definition of 'habitable room' is amended to "any room in a residential unit or visitor accommodation unit that exceeds 8m ² , except for a garage, hallway, stairwell or laundry".
OS768.9	Chapter 2 - Definitions	Oppose	That a new definition of 'Principal Habitable Room' is included being 'the habitable room within a residential unit or visitor accommodation unit with the largest floor area'.
OS768.10	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Oppose	That the rule for outlook space (per unit) is amended to read "the Principal Habitable Room must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and".
OS768.11	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.1.2	Oppose	That Rule 9.6.1.2 is amended to read "Building heights exceeding 16.5 at Frankton North as identified in Rule 9.5.1.1".
OS768.12	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.9	Oppose	That 16.5.9.1 d) maximum height of 20m is changed to 24m.
OS768.13	Chapter 16 - Business Mixed Use > 16.6 Rules - Non-Notification of Applications > 16.6.2	Oppose	That 16.6.2.3 is added to read "Building heights exceeding 16.5m in Frankton North business mixed use zone".
OS768.14	Urban Intensification Variation	Support	That the intention of the variation, subject to the amendments identified in the submission is generally supported.

John Edmonds On Behalf Of Fortune Fountain Group Limited (FFG)

Submitter 769

Original Submission No	Provision	Position	Summary
OS769.1	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Oppose	That the zone purposes is amended to refer to the 'adverse effects of visitor accommodation activity on the residential amenity values of nearby residents is avoided, remedied or mitigated'.
OS769.2	Chapter 9 - High Density Residential > 9.2 Objectives and Policies	Oppose	That objectives 9.2.1 - 9.2.3 be amended by removing initial reference to 'high density residential' from each objective.
OS769.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies	Oppose	That objective 9.2.3 is amended to remove the term existing.
OS769.4	Chapter 2 - Definitions	Oppose	That the definition of 'habitable room' is amended to: Any room in a residential unit or visitor accommodation unit that exceeds 8m ² , except for a garage, hallway, stairwell or laundry.
OS769.5	Chapter 2 - Definitions	Oppose	That a new definition is included of 'principal habitable room' being; That Habitable Room within a residential unit or visitor accommodation unit with the largest floor area.
OS769.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Oppose	That Rule 9.5.8a) is amended to read; the principal habitable room must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and'.
OS769.7	Urban Intensification Variation	Support	That the variation subject to the amendments identified in the submission are supported.
OS769.8	Urban Intensification Variation	Oppose	That the variation be amended as requested in the submission, together with any alternative, additional, or consequential relief necessary or appropriate to give effect to the matters raised in the submission and/or relief requested.

John Edmonds On Behalf Of DW Capital Limited (DW)

Submitter 770

Original Submission No	Provision	Position	Summary
OS770.1	Chapter 2 - Definitions	Oppose	That the proposed definition of 'habitable room' is amended to "Any room in a residential unit or visitor accommodation unit that exceeds 8m ² , except for a garage, hallway, stairwell or laundry".
OS770.2	Chapter 2 - Definitions	Oppose	That a new definition of 'Principal Habitable Room' is included which reads "That Habitable room within a residential unit or visitor accommodation unit with the largest floor area".
OS770.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.6	Oppose	That Rule 8.5.6(a) is amended to read "The habitable room within a residential unit or visitor accommodation unit with the largest floor area".
OS770.4	Urban Intensification Variation	Oppose	That the Variation be amended as requested in the submission together with any alternative, additional, or consequential relief necessary or appropriate to give effect to the matters raised in this submission and/or the relief requested.
OS770.5	Urban Intensification Variation	Support	That the variation subject to the amendments identified in this submission is generally supported.

John Edmonds On Behalf Of Continuum Hotel Limited

Submitter 771

Original Submission No	Provision	Position	Summary
OS771.1	Urban Intensification Variation	Support	That the variation is generally supported, subject to the amendments identified in this submission.
OS771.2	Chapter 12 - Queenstown Town Centre	Oppose	That the proposed Height Precinct Map is amended to reclassify 2-22 Earl Street as Height Precinct 4.
OS771.3	Chapter 2 - Definitions	Oppose	That the proposed definition of 'habitable room' is amended to "Any room in a residential unit or visitor accommodation unit

			that exceeds 8m ² , except for a garage, hallway, stairwell or laundry".
OS771.4	Chapter 2 - Definitions	Oppose	That a new definition of 'Principal Habitable Room' is included which reads "That Habitable room within a residential unit or visitor accommodation unit with the largest floor area".
OS771.5	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.12 > 12.5.12.1	Oppose	That Rule 12.5.12.1 is amended to read "The Principal habitable room must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and".
OS771.6	Urban Intensification Variation	Oppose	That the Variation be amended as requested in the submission together with any alternative, additional, or consequential relief necessary or appropriate to give effect to the matters raised in this submission and/or the relief requested.

Jeffrey McCandless

Submitter 772

Original Submission No	Provision	Position	Summary
OS772.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS772.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS772.3	Urban Intensification Variation	Oppose	That none of the proposed changes go ahead.

John Edmonds On Behalf Of Coherent Hotel Limited

Submitter 773

Original Submission No	Provision	Position	Summary
OS773.1	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Oppose	That the zone purpose is amended to refer to the 'adverse effect of <u>visitor accommodation activity</u> on the residential amenity values of nearby residents is avoided, remedied or mitigated'.
OS773.2	Chapter 9 - High Density Residential > 9.2 Objectives and Policies	Oppose	That 9.2.1, 9.2.2 and 9.2.3 be amended by removing initial reference to 'high density residential' from each objective.
OS773.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies	Oppose	That objective 9.2.3 is amended to remove the term 'existing'.
OS773.4	Chapter 2 - Definitions	Oppose	That the proposed definition of 'habitable room' is amended to "Any room in a residential unit or visitor accommodation unit that exceeds 8m ² , except for a garage, hallway, stairwell or laundry".
OS773.5	Chapter 2 - Definitions	Oppose	That a new definition of 'Principal Habitable Room' is included which reads "That Habitable room within a residential unit or visitor accommodation unit with the largest floor area".
OS773.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Oppose	That Rule 9.5.8 is amended to read "The Principal Habitable Room must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and".
OS773.7	Urban Intensification Variation	Oppose	That the Variation be amended as requested in the submission, together with any alternative, additional, or consequential relief necessary or appropriate to give effect to the matters raised in this submission and/or relief requested.
OS773.8	Urban Intensification Variation	Support	That the variation, subject to the amendments identified in this submission are generally supported.

John Edmonds On Behalf Of Clearwater Trustees Limited (CTL), J F C Henderson, E A Cleary

Submitter 774

Original Submission No	Provision	Position	Summary
OS774.1	Urban Intensification Variation	Support	That the variation is generally supported.
OS774.2	Chapter 12 - Queenstown Town Centre	Oppose	That Lot 1,2,3 and 4 DP 11098 in Section 23 and 24 Block VI Town of Queenstown is confirmed within proposed 'Height Precinct 4' within Figure 2 - Queenstown Town Center Height Precinct Map'.
OS774.3	Urban Intensification Variation	Oppose	The the variation be confirmed, together with an alternative, additional, or consequential relief necessary or appropriate to give effect to the matters raised in this submission and/or relief requested.

John Edmonds On Behalf Of City Impact Church Queenstown Incorporated

Submitter 775

Original Submission No	Provision	Position	Summary
OS775.1	Urban Intensification Variation	Oppose	That the intention of the variation is supported, subject to amendments identified in this submission.
OS775.2	Chapter 16 - Business Mixed Use	Oppose	That the failure to include land at 3 Hansen Road within the proposed land to be rezoned in the variation is opposed.
OS775.3	Urban Intensification Variation	Oppose	That the urban growth boundary should be adjusted to include the northern triangle of rural zoned land that will be rezoned Business Mixed Use Zone.
OS775.4	Urban Intensification Variation	Support	That the increase in building height in the variation is supported.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS775.5	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.8	Oppose	That Rule 16.5.8 includes 3 Hansen Road.
OS775.6	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.9	Oppose	That Rule 16.5.9.1.d. includes 3 Hansen Road.
OS775.7	Urban Intensification Variation	Oppose	That alternative relief to give effect to the submission could include amending the Frankton North Structure Plan to include BMUZ part of 3 Hansen Road within the Frankton North Structure Plan area.
OS775.8	Urban Intensification Variation	Support	That updating the relevant zoning map is supported.

John Edmonds On Behalf Of Carter Queenstown 2015 Limited (Carter Group)

Submitter 776

Original Submission No	Provision	Position	Summary
OS776.1	Chapter 12 - Queenstown Town Centre	Oppose	That the relevant Zoning map be updated to include the PC50 Land (Lakeview), or at the very least the Carter Group Land (block of land bound by Man Street, Lake Street, Hay Street and Beach Street), as Queenstown Town Center Zone in the variation.
OS776.2	Chapter 12 - Queenstown Town Centre	Oppose	That the Carter Group Land (block of land bound by Man Street, Lake Street, Hay Street and Beach Street (Carter Group Land) be included within 'Figure 2: Queenstown Town Centre Height Precinct Map' of the Queenstown Town Center Zone chapter of the variation.
OS776.3	Chapter 12 - Queenstown Town Centre	Oppose	That the proposed height precinct 1 and a maximum height of 8m along Steamer Wharf and the edge of the lake be retained in the proposed 'Figure 2: Queenstown Town Centre Height Precinct Map'.
OS776.4	Chapter 12 - Queenstown Town Centre	Oppose	That the part of the land legally described as Section 2 Block XVII Town of Queenstown and comprised in record of title OTB1/226 and zoned Queenstown Town Centre Zone be subject to a height limit of 4m.
OS776.5	Chapter 2 - Definitions	Oppose	That the proposed definition of 'habitable room' is amended to "Any room in a residential

Urban Intensification – Summary of Decisions Requested 16 May 2024

			unit or visitor accommodation unit that exceeds 8m ² , except for a garage, hallway, stairwell or laundry".
OS776.6	Chapter 2 - Definitions	Oppose	That a new definition of 'Principal Habitable Room' is included which reads "That Habitable room within a residential unit or visitor accommodation unit with the largest floor area".
OS776.7	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Oppose	That Rule 12.5.9 is re-named to read "building facade height and setback of upper floors".
OS776.8	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.10	Oppose	That the proposed Rule 12.5.10.1 is amended to add "This rule does not apply where a road is located between Residential and Town Centre zoned sites.
OS776.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.12 > 12.5.12.1	Oppose	That Rule 12.5.12.1 is amended to read "the principal habitable room must have an outlook space with a minimum dimension of 6m in depth and 4m in width; and".
OS776.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed Rule 12.5.11 is amended to read "A minimum floor to ceiling height of 4m shall apply at the ground floor level of all buildings, except for building adjoining Hat Street and Lake Street".
OS776.11	Urban Intensification Variation	Oppose	That alternative relief should the PC50 land or the Carter Land not be included in the Variation is that Carter Group seek that the whole Variation be rejected on the basis that such a variation should include all relevant land in the district (whether managed by the ODP or the PDP) in order to give effect to the purpose of the Variation and the NPS-UD.
OS776.12	Urban Intensification Variation	Support	That the variation subject to the amendments identified in this submission is generally supported.
OS776.13	Urban Intensification Variation	Oppose	That the failure of the variation to include land zoned Queenstown Town Centre Zone is opposed.
OS776.14	Chapter 12 - Queenstown Town Centre	Support	That the proposed height precinct 1 in the proposed Queenstown Town Centre Height Precinct Map applying to the land along Steamer Wharf and the edge of the lake is supported.
OS776.15	Chapter 12 - Queenstown Town Centre	Oppose	That the lack of a clearly defined height limit for the part of land zoned Queenstown Town Centre Zone legally described as Section 2 Block XVII Town of Queenstown and comprised in record of title OTB1/226 is opposed.

John Edmonds On Behalf Of Bush Creek Investments Limited (BCIL)

Submitter 777

Original Submission No	Provision	Position	Summary
OS777.1	Urban Intensification Variation	Oppose	That the land described as Lots 1 and 2 DP 18134 be included in the Medium Density Residential Zone (as amended by the Variation) at Arrowtown.
OS777.2	Urban Intensification Variation	Oppose	That the Variation be amended as requested in the submission, together with any alternative, additional, or consequential relief necessary or appropriate to give effect to the matters raised in this submission and/ or the relief requested.
OS777.3	Urban Intensification Variation	Oppose	That the Variation is generally supported subject to the amendments identified in the submission.

John Edmonds On Behalf Of Andrew McIntosh of B Property Group

Submitter 778

Original Submission No	Provision	Position	Summary
OS778.1	Chapter 13 - Wānaka Town Centre	Support	The proposed increased height in Wānaka Town Centre and removal of height precinct P2, set out in Rules 13.5.9 and 13.5.10 and the relevant objectives and policies is supported.
OS778.2	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.9	Oppose	That the minimum building setback is deleted.
OS778.3	Urban Intensification Variation	Oppose	That the height precincts P1 and P2 (if it remains applicable) and Entertainment Precinct be more obviously represented on the QLDC GIS mapping system.
OS778.4	Chapter 13 - Wānaka Town Centre > 13.5	Oppose	That Rule 13.5.1.1 is amended to read "Buildings shall not project beyond a recession

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Rules - Standards > 13.5.1 > 13.5.1.1		line constructed at an angle of 60 degrees inclined towards the site from points 8m above any adjoining Residential Zone boundary".
OS778.5	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.2	Oppose	That Rule 13.5.2 is deleted and replaced with "sufficient waste and recycling storage space within the site shall be provided and adequately screened from public view".
OS778.6	Chapter 13 - Wānaka Town Centre > 13.6 Rules - Non-Notification of Applications	Oppose	That building height setback at upper floors included in non-notification clause of 13.6.2.
OS778.7	Chapter 13 - Wānaka Town Centre > 13.6 Rules - Non-Notification of Applications	Oppose	That outlook space (per unit) is included in non-notification clause of 13.6.2.
OS778.8	Chapter 13 - Wānaka Town Centre > 13.6 Rules - Non-Notification of Applications	Oppose	That minimum ground floor height is included in non-notification clause of 13.6.2.
OS778.9	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.16	Support	That the minimum ground floor height set out in Rule 13.5.16, and the relevant objectives and policies is supported.

John Edmonds On Behalf Of Acorn Mountain Trustees Limited, Clearwest Trustees Limited, Oak Wood Trustees Limited, St Marthas Trustees Limited, J F C Henderson

Submitter 779

Original Submission No	Provision	Position	Summary
OS779.1	Urban Intensification Variation	Support	That the Variation is supported subject to the amendments identified in the submission.
OS779.2	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8 > 12.5.8.1	Oppose	That 12.5.8.1 be amended as follows: <i>Within Precinct 2, a 4m minimum building setback from all road boundaries shall apply to the area of any building that exceeds a height of 8m 8.5m from the ground level, <u>except where a site adjoins either Searle Lane or Pedestrian Link.</u></i>

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS779.3	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8	Support	That proposed rule 12.5.8 that replaces the 45 degree recession plane with a 4m setback for those building elements that are above 8m measured from the street boundary, is supported as it will improve urban design outcomes by removing the more domestic appearance of gabled roof forms in the Town Centre.
OS779.4	Urban Intensification Variation	Oppose	That the Variation be amended as requested in the submission together with any alternative, additional or consequential relief necessary or appropriate to give effect to the matters raised in this submission and/or the relief requested.

John Dunn

Submitter 780

Original Submission No	Provision	Position	Summary
OS780.1	Urban Intensification Variation	Oppose	That the high-density zoning (from MDR to HDR) of the area bounded by Park and Brisbane Streets be rejected.
OS780.2	Urban Intensification Variation	Oppose	That the Variation as proposed be put on hold while Council amends its residential visitor accommodation and visitor accommodation provisions to ensure the Variation has its intended outcome and successfully gives effect to Policy 5 of the NPS-UD.
OS780.3	Urban Intensification Variation	Oppose	That any further or consequential amendments to the Plan be made in order to give effect to this submission.
OS780.4	Chapter 8 - Medium Density Residential	Support	That the MDR rules are generally supported, if they provide increased housing supply and affordability and do not encourage or provide for more residential visitor accommodation and visitor accommodation activities.

John Coe

Submitter 781

Original Submission No	Provision	Position	Summary
OS781.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the increase to height of building in Wānaka to 16.5m in the Town is opposed.
OS781.2	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That the height stays the same in the High Density Residential Zone.

Jo McDonald On Behalf Of Wānaka Central JV Limited

Submitter 782

Original Submission No	Provision	Position	Summary
OS782.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.1 > 13.5.1.1	Support	That provision 13.1.1.1 be retained as notified.
OS782.2	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.1 > 13.5.1.2	Support	That provision 13.1.1.2 be retained as notified.
OS782.3	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.2	Oppose	That provision 13.5.2 is partially supported, subject to the Council and applicant having discretion to submit/accept a comprehensive waste management proposal that demonstrates a reasonable strategy, with the applicant required to demonstrate compliance with the Council's discretion criteria.
OS782.4	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.6	Oppose	That the inclusion of verandas is supported in principle, but that a request for a License to Occupy for an area beneath a veranda not be unreasonably withheld from an applicant who was required to provide and pay for said veranda.
OS782.5	Chapter 13 - Wānaka Town Centre > 13.5	Support	That provision 13.5.9 be retained as notified.

	Rules - Standards > 13.5.9		
OS782.6	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Support	That provision 13.5.10 be retained as notified.
OS782.7	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.15	Support	That provision 13.5.15 be retained as notified.
OS782.8	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.16	Oppose	That provision 13.5.16 is supported, but that floor to ceiling height be clarified and preferably specified as floor to floor height.

Jillian Proudfoot

Submitter 783

Original Submission No	Provision	Position	Summary
OS783.1	Urban Intensification Variation	Oppose	That the existing plan as it regards the zones and height of buildings in zones continues.
OS783.2	Urban Intensification Variation	Oppose	That the intensification of building in Wānaka is opposed.
OS783.3	Urban Intensification Variation	Oppose	That the proposal to allow buildings to be built to 12 metres in the Wānaka area bounded by Brownston Street is opposed.

Jillian Page

Submitter 784

Original Submission No	Provision	Position	Summary
OS784.1	Urban Intensification Variation	Oppose	That QLDC declines to include Lake Hāwea South in the Variation.
OS784.2	Urban Intensification Variation	Oppose	That the variation is opposed.

Jennifer Ritchie

Submitter 785

Original Submission No	Provision	Position	Summary
OS785.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.2	Oppose	That the change to 8.5.1.2 above Windsor Place/ Vancouver Drive is not supported
OS785.2	Urban Intensification Variation	Oppose	That more detail is provided on the effects of the proposed changes to the character of Queenstown

Janne Wilcox-Clarke

Submitter 786

Original Submission No	Provision	Position	Summary
OS786.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the proposed building height in Wānaka Central is not needed, blocking sun and views, these can go to Three Parks.

Janey Mitchell On Behalf Of Janey Elizabeth Mitchell, Georgia Rose Mitchell, Mark Robert John Mitchell, and Brooke Marcus Robert Mitchell

Submitter 787

Original Submission No	Provision	Position	Summary
OS787.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed variation to height limits in the Arrowtown area be rejected.
OS787.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed variation to height limits in the Arrowtown area be rejected.
OS787.3	Chapter 7 - Lower Density Suburban Residential > 7.5	Oppose	That the proposed variation to density in the Arrowtown area be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Rules - Standards > 7.5.911		
OS787.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That the proposed variation to density in the Arrowtown area be rejected.
OS787.5	Urban Intensification Variation	Oppose	That the proposal to implement the Urban Intensification Variation in the Arrowtown area be rejected.
OS787.6	Urban Intensification Variation	Oppose	That Council recognise the unique quaint village character of Arrowtown and scenic natural qualities of the area to ensure they are protected and preserved for future generations.
OS787.7	Urban Intensification Variation	Oppose	That there should be an exemption made to protect the Arrowtown area.

Jane Hanna

Submitter 788

Original Submission No	Provision	Position	Summary
OS788.1	Urban Intensification Variation	Oppose	That the Variation be retracted or deleted in its entirety.

Jane Foster

Submitter 789

Original Submission No	Provision	Position	Summary
OS789.1	Urban Intensification Variation	Oppose	That the hearing panel withdraw and reject this proposal.
OS789.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS789.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Jane Crawford

Submitter 790

Original Submission No	Provision	Position	Summary
OS790.1	Urban Intensification Variation	Oppose	That a full infrastructure assessment be undertaken upfront.
OS790.2	Urban Intensification Variation	Oppose	That a solution for car parking in the town centre is offered prior to intensification.
OS790.3	Urban Intensification Variation	Oppose	That intensification in Wānaka is opposed

James Waggett

Submitter 791

Original Submission No	Provision	Position	Summary
OS791.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation as it applies to Arrowtown be rejected.
OS791.2	Urban Intensification Variation	Oppose	That Arrowtown be exempt from the proposed Variation.
OS791.3	Urban Intensification Variation	Oppose	That no changes be made to the existing medium density and low density rules for Arrowtown.

James Turner

Submitter 792

Original Submission No	Provision	Position	Summary
OS792.1	Urban Intensification Variation	Oppose	That the variations be rejected and the current provisions retained
OS792.2	Urban Intensification Variation	Oppose	That Three Parks offers ample opportunity for intensive development, and has all the required amenities and infrastructure to meet the objectives of this variation.

Iris Weber On Behalf Of Iris Weber and Dave Gibson

Submitter 793

Original Submission No	Provision	Position	Summary
OS793.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed change to height limits in Arrowtown be rejected.
OS793.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed change to height limits in Arrowtown be rejected.
OS793.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.911	Oppose	That the proposed change to density in Arrowtown be rejected.
OS793.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That the proposed change to density in Arrowtown be rejected.
OS793.5	Urban Intensification Variation	Oppose	That Arrowtown be exempt from the Urban Intensification Variation.
OS793.6	Urban Intensification Variation	Oppose	That QLDC Planners should have identified Arrowtown as inappropriate given the population is under 5000 as well as other considerations such as sunlight and infrastructure.

Holly Hampton

Submitter 794

Original Submission No	Provision	Position	Summary
OS794.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS794.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS794.3	Urban Intensification Variation	Oppose	That the Variation be reconsidered

Helen Hodges

Submitter 795

Original Submission No	Provision	Position	Summary
OS795.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation for Arrowtown be rejected.

Helen May On Behalf Of Helen Jean May and Michael David Bishop

Submitter 796

Original Submission No	Provision	Position	Summary
OS796.1	Urban Intensification Variation	Oppose	That no intensification occur in the Kings Drive area
OS796.2	Urban Intensification Variation	Oppose	That increased height restrictions in established residential areas are opposed.

Graeme Todd On Behalf Of Responsible Growth Wānaka

Submitter 797

Original Submission No	Provision	Position	Summary
OS797.1	Urban Intensification Variation	Oppose	That the Variation as it relates to Wānaka be rejected.
OS797.2	Urban Intensification Variation	Oppose	That if the Council wish to proceed with the same afresh then they should first: a) undertake proper consultation with the community; b) obtain a declaration that the NPS-UD is interpreted to mean the reference to Queenstown includes all the urban areas of Queenstown Lakes District including Wānaka.
OS797.3	Urban Intensification Variation	Oppose	That a greenfield development is strongly favoured over the rezoning of established neighbourhoods.

OS797.4	Urban Intensification Variation	Oppose	That Three Parks is the most suitable location in Wānaka for an increasing footprint of the intensified Medium Density Residential Zone to meet the requirements of the NPS-UD Variation objectives.
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Glenda Peden

Submitter 798

Original Submission No	Provision	Position	Summary
OS798.1	Urban Intensification Variation	Oppose	That development both upwards and outwards of all buildings is stopped with no increase to height limits
OS798.2	Urban Intensification Variation	Oppose	That the Urban Intensification Variation is opposed.

Geoffrey Martin

Submitter 799

Original Submission No	Provision	Position	Summary
OS799.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS799.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS799.3	Urban Intensification Variation	Oppose	That the Urban Intensification Variation as notified be thrown out for the complete Arrowtown area, and the existing height and site coverage rules be retained.

Andrew Crisp On Behalf Of Ministry of Housing and Urban Development

Submitter 800

Original Submission No	Provision	Position	Summary
OS800.1	Urban Intensification Variation	Support	That the intent of the variation to enable increased housing supply is supported with the reconsideration of the Variation's zoning provisions and spatial extents to be more ambitious and enabling.
OS800.2	Chapter 9 - High Density Residential	Oppose	That the variation be reconsidered to increase the spatial extent of the High Density Residential Zoning around the Queenstown and Wānaka Town Centres.
OS800.3	Chapter 8 - Medium Density Residential	Oppose	That the variation be reconsidered to increase the spatial extent of the Medium Density Residential Zoning around the Queenstown and Wānaka Town Centres.
OS800.4	Chapter 12 - Queenstown Town Centre	Oppose	That the zoning provisions for the Town Centre be reconsidered to be more enabling of development with a focus on increased height limits.
OS800.5	Chapter 13 - Wānaka Town Centre	Oppose	That the zoning provisions for the Town Centre be reconsidered to be more enabling of development with a focus on increased height limits.
OS800.6	Chapter 9 - High Density Residential	Oppose	That the High Density Residential Zone's provisions be amended to make them more enabling, in particular aligning this with the council's proposed provisions for the High Density Residential Precinct in the proposed Te Putahi Ladies Mile Plan Variation.
OS800.7	Urban Intensification Variation	Oppose	That some level of upzoning within the Outer Control Boundary (in line with the map in Appendix 8 to the Section 32 Report) be considered.
OS800.8	Urban Intensification Variation	Oppose	That changes to planning restrictions be enacted to ensure a greater supply of smaller and more affordable dwellings in the local market.
OS800.9	Urban Intensification Variation	Oppose	That the variation's zoning provisions and spatial extents be reconsidered to be more ambitious and enabling of increased intensification.

Finlay Woods

Submitter 801

Original Submission No	Provision	Position	Summary
OS801.1	Urban Intensification Variation	Oppose	The the increase in building height in the area bounded by Brownston and Tenby Streets be rejected
OS801.2	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas	Oppose	That the minimum section size should not be increased

Eunice Borrie

Submitter 802

Original Submission No	Provision	Position	Summary
OS802.1	Chapter 8 - Medium Density Residential	Oppose	That the Arrowtown Medium Density Zone be excluded from the Urban Intensification Proposal.
OS802.2	Urban Intensification Variation	Oppose	That increased density should be reserved for new developments that can be planned to maximise density and minimise negative impacts of that increased density.

Erna Spijkerbosch

Submitter 803

Original Submission No	Provision	Position	Summary
OS803.1	Urban Intensification Variation	Oppose	That the overall changes as proposed are opposed.
OS803.2	Urban Intensification Variation	Oppose	That consideration is given to this submission and the many consequences which will impact the future of our Alpine Town that has been promoted for many years and is loved world round.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS803.3	Urban Intensification Variation	Oppose	That the bigger picture is front of mind for any decisions and wider consequence.
OS803.4	Urban Intensification Variation	Oppose	That serious consideration needs to be given to the proposed impacts on sunshine. Sunshine on roof panels is much more friendly than more dams.

Erica Allen On Behalf Of Beeva Family Trust

Submitter 804

Original Submission No	Provision	Position	Summary
OS804.1	Urban Intensification Variation	Oppose	That the proposed changes are not supported.
OS804.2	Urban Intensification Variation	Oppose	That the proposal as it stands should not proceed and that QLDC and Central Government should take more notice of the views of residents who strive to maintain their lifestyles in this region.
OS804.3	Urban Intensification Variation	Oppose	That the ability to have multi-storey as of right is removed.
OS804.4	Urban Intensification Variation	Oppose	That areas of intensive housing are selected based on where there are amenities, transport links and appropriate infrastructure and look after our environment and communities for future generations.
OS804.5	Urban Intensification Variation	Oppose	That increased residential building sites in an area (South of the Lake Hāwea township) where there are limited amenities, minimal infrastructure, non-existent public transport and minimal employment opportunities is opposed.

Emma Schmitz

Submitter 805

Original Submission No	Provision	Position	Summary
OS805.1	Chapter 8 - Medium Density Residential >	Oppose	That the changes to provision 8.5.1 for Arrowtown be rejected and the current building

8.5 Rules - Standards >
8.5.1

height maximum be retained, or that the height provision specific to Arrowtown be set at 8m.

Edwin and Judith King

Submitter 806

Original Submission No	Provision	Position	Summary
OS806.1	Urban Intensification Variation	Oppose	That the urban intensification variation in Wānaka is opposed.
OS806.2	Urban Intensification Variation	Oppose	That the process for the proposal be slowed down and not rushed through

Duncan White On Behalf Of Paterson Pitts Group

Submitter 807

Original Submission No	Provision	Position	Summary
OS807.1	Urban Intensification Variation	Oppose	That further or consequential or additional amendments necessary to give effect to this submission be made
OS807.2	Urban Intensification Variation	Oppose	That the rule framework should be simplified so that the plan and provisions are consistent and to reduce unnecessary consenting requirements.
OS807.3	Urban Intensification Variation	Oppose	That amendments to the District Plan references are not made until the design guidelines have been notified.
OS807.4	Urban Intensification Variation	Oppose	That the scope of the variation is limited to those matters which achieve the direction of the NPSUD
OS807.5	Urban Intensification Variation	Oppose	That the provisions are amended to better provide for infill development opportunities across all zones.
OS807.6	Urban Intensification Variation	Oppose	That provisions are amended to provide exemptions for land use infringements to boundaries within the development site for infill development and subdivision of sites with existing buildings.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS807.7	Urban Intensification Variation	Oppose	That provisions are amended to provide exemptions for shared walls on boundaries for duplex and multiplex buildings.
OS807.8	Habitable Room	Support	That the definition be retained as notified
OS807.9	Chapter 2 - Definitions > 2.1 Definitions > Outlook Space	Support	That the definition be retained as notified
OS807.10	Chapter 4 - Urban Development	Support	That the chapter be retained as notified
OS807.11	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.3.2	Support	That 7.2.3.2 is removed from chapter 7 as per the notified version of the variation.
OS807.12	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.4	Support	That the rule is retained as notified.
OS807.13	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That the rule is not amended as notified or the height above the boundary is increased such that the rule is not more onerous than the decisions version of 7.5.7
OS807.14	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Support	That the RD activity status be retained as notified
OS807.15	Chapter 8 - Medium Density Residential	Support	That the provisions are amended as notified
OS807.16	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.6	Oppose	That the provision is not included in the plan
OS807.17	Chapter 9 - High Density Residential	Support	That the provisions are amended as notified
OS807.18	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Oppose	That the provision is not include in the plan
OS807.19	Chapter 12 - Queenstown Town Centre	Support	That the provisions are amended as notified
OS807.20	Chapter 13 - Wānaka Town Centre	Support	That the provisions are amended as notified
OS807.21	Chapter 15 - Local Shopping Centre Zone	Support	That the provisions are amended as notified
OS807.22	Chapter 16 - Business Mixed Use	Support	That the provisions are amended as notified
OS807.23	Chapter 27 - Subdivision and Development	Support	That the provisions are amended as notified
OS807.24	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules	Oppose	That an exemption should be made for this rule for subdivision around existing buildings for all zones, not just LDSR, MDR, and HDR

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS807.25	Urban Intensification Variation	Support	That the plan change is supported in so far as it achieves the objectives and policies of the National Policy Statement on Urban Development.
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Doreen Peter

Submitter 808

Original Submission No	Provision	Position	Summary
OS808.1	Urban Intensification Variation	Oppose	That high density in established housing areas is opposed.
OS808.2	Urban Intensification Variation	Oppose	That higher density is built in new subdivisions and not in areas of low density.
OS808.3	Urban Intensification Variation	Oppose	That when approving high density areas consideration is given to how they are going to use the existing road network.
OS808.4	Urban Intensification Variation	Oppose	That QLDC consider the ratepayers that it already has.
OS808.5	Urban Intensification Variation	Oppose	That QLDC consider what is best for Wānaka and not the Government.
OS808.6	Urban Intensification Variation	Oppose	That the road network should be able to cope with increased parking and driving.

Donna McRae

Submitter 809

Original Submission No	Provision	Position	Summary
OS809.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS809.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS809.3	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the "Variation to Queenstown Lakes Proposed District Plan - Urban Intensification."
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Donna Fordyce

Submitter 810

Original Submission No	Provision	Position	Summary
OS810.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS810.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS810.3	Urban Intensification Variation	Oppose	That the Urban Intensification Variation as proposed be withdrawn in its entirety for Arrowtown.

Don and Mary Hazlett

Submitter 811

Original Submission No	Provision	Position	Summary
OS811.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation in relation to proposed changes to Arrowtown be withdrawn.

Denise Harvey

Submitter 812

Original Submission No	Provision	Position	Summary
OS812.1	Urban Intensification Variation	Oppose	That Arrowtown be exempt from the proposed variation for urban intensification.
OS812.2	Chapter 8 - Medium Density Residential	Oppose	That Arrowtown be exempt from the proposed changes to the provisions in the Medium Density Residential Zone.

Daniel Bentley

Submitter 813

Original Submission No	Provision	Position	Summary
OS813.1	Urban Intensification Variation	Oppose	That Arrowtown be removed from the proposed Urban Intensification Variation District Plan Change.

Craig Ryan

Submitter 814

Original Submission No	Provision	Position	Summary
OS814.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That existing building height restrictions in Arrowtown be retained, and that the proposed 8m height be rejected.
OS814.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That existing building height restrictions in Arrowtown be retained, and that the proposed 12m height be rejected.

Coral Daneen Sami

Submitter 815

Original Submission No	Provision	Position	Summary
OS815.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation be rejected, and existing rules maintained.
OS815.2	Urban Intensification Variation	Oppose	That the increased height limits be rejected, and the existing rules maintained.

Clive and Kathleen Cochrane

Submitter 816

Original Submission No	Provision	Position	Summary
OS816.1	Urban Intensification Variation	Oppose	That all proposed height changes in Wānaka, including the area around 81 and 83 Planation Road, be rejected, and height restrictions be left as they are.

Christopher Cooney

Submitter 817

Original Submission No	Provision	Position	Summary
OS817.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.2 > 7.5.2.2	Oppose	That the Lake Avenue Height Restriction Area (7.5.2.2) and the existing height limits are retained.

Christina Dawson

Submitter 818

Original Submission No	Provision	Position	Summary
OS818.1	Urban Intensification Variation	Oppose	That Council vote not to adopt the proposed Variation without significant changes and consultation with the public.
OS818.2	Urban Intensification Variation	Oppose	That the Council ensure Arrowtown and other unsuitable urban environments be removed from any urban intensification plans.
OS818.3	Urban Intensification Variation	Oppose	That the MDR Zone of Arrowtown be rezoned and a new zone created which incorporates existing allowable building activity whilst protecting Arrowtown as a whole from further intensification in existing residential areas.
OS818.4	Urban Intensification Variation	Oppose	That the Council investigate methods by which it can encourage more use of existing housing stock to

Urban Intensification – Summary of Decisions Requested 16 May 2024

			increase housing supply rather than simply building more houses.
OS818.5	Urban Intensification Variation	Oppose	That the Council seek clarity from the Ministries for the Environment and Housing & Urban Design on infrastructure requirements and what exactly is meant by "Queenstown" as a Tier 2 urban environment.
OS818.6	Urban Intensification Variation	Oppose	That the Council lobby Central Government to enable any legislative changes that would be required to meet the unique planning needs of the Queenstown Lakes District.
OS818.7	Urban Intensification Variation	Oppose	That the Council adopt the Arrowtown Design Guidelines 2016 (or revised version) into the District Plan and ensure staff adherence to the same when reviewing consent applications.

Charles Gordon

Submitter 819

Original Submission No	Provision	Position	Summary
OS819.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That these variations be rejected, and the current provisions retained.
OS819.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.4	Oppose	That these variations be rejected, and the current provisions retained.
OS819.3	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That these variations be rejected, and the current provisions retained.
OS819.4	Urban Intensification Variation	Oppose	That these variations be rejected, and the current provisions retained.

Carole Watts

Submitter 820

Original Submission No	Provision	Position	Summary
OS820.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation be rejected in its entirety.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS820.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS820.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Carl Shefford

Submitter 821

Original Submission No	Provision	Position	Summary
OS821.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS821.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS821.3	Urban Intensification Variation	Oppose	That Arrowtown be removed from the proposed Urban Intensification Variation.
OS821.4	Urban Intensification Variation	Oppose	That land currently in large blocks for one home on the outskirts of Arrowtown be rezoned to allow for smaller blocks and for development of more housing, if the owners so choose.

Brett Giddens On Behalf Of Queenstown Airport Corporation

Submitter 822

Original Submission No	Provision	Position	Summary
OS822.1	Urban Intensification Variation	Support	That the submitter supports the general intent of the Variation to intensify discrete urban areas in and around Queenstown to provide for additional development capacity.
OS822.2	Urban Intensification Variation	Oppose	That the Submitter opposes any provisions or changes to the PDP that will have any negative impact or adversely affect Queenstown Airport.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS822.3	Urban Intensification Variation	Oppose	That the Proposal be rejected as the Submitter supports Option 1 – Status Quo, alongside further changes detailed in this submission, as being the most appropriate option under section 32 of the RMA for implementing the variation around the Airport.
OS822.4	Urban Intensification Variation	Oppose	That the Council undertakes further modelling to thoroughly ascertain the intensification that will be provided within the Outer Control Boundary of Queenstown Airport and continues to consult with the Submitter on this matter as a directly affected party.
OS822.5	Urban Intensification Variation	Oppose	That any changes to the provisions of the PDP that enable intensification within the Air Noise Boundary and Outer Control Boundary of Queenstown Airport be rejected/is opposed.
OS822.6	Urban Intensification Variation	Oppose	That the requirements to maintain sound insulation and mechanical ventilation requirements for land within both the Air Noise Boundary and Outer Control Boundary are retained.
OS822.7	Chapter 2 - Definitions > 2.1 Definitions	Oppose	That any changes made to definitions do not conflict with other airport-related definitions in the PDP and airport operations.
OS822.8	Urban Intensification Variation	Oppose	That any building height increases do not conflict with and continue to meet the Airport Approach and Take-off Surfaces and Transitional Surfaces designation.
OS822.9	Chapter 4 - Urban Development > 4.1 Purpose	Oppose	That the following amendment is added: Urban Growth Boundaries are established for the urban areas of the Wakatipu Basin (including Queenstown, Frankton, Jacks Point and Arrowtown) and Wānaka, and where required around other settlements, providing a tool to manage anticipated growth while protecting the individual roles, heritage and character of these areas, <u>including Nationally Significant Infrastructure under the NPS-UD</u> . Specific policy direction is provided for these areas, including provision for increased density to contribute to more compact and connected urban forms that achieve the benefits of integration and efficiency and offer a quality environment in which to live, work and play.
OS822.10	Chapter 7 - Lower Density Suburban Residential > 7.2	Support	That the retention of Objective 7.2.2 and its associated policies relating to restrictions of ASAN within the Air Noise Boundary and

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Objectives and Policies		Outer Control Boundary be retained as notified/supported.
OS822.11	Chapter 7 - Lower Density Suburban Residential	Support	That the ongoing retention in the Variation of the various exclusions in the rules relating to activities and intensification within the Air Noise and Outer Control Boundaries of Queenstown Airport be retained as notified/supported.
OS822.12	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.7	Oppose	That the catch-all (10m height limit for areas of the zones not mentioned) is retained in the rule so that there is no uncertainty (such as the land at 1 Hansen Road) or alternatively a specific clause is added to specify that building height within the Outer Control Boundary is no more than 10m.
OS822.13	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.8	Oppose	That Rule 16.5.8 is amended as follows: Discretionary building Height 16.5.8.1 Queenstown and Frankton North – 16.5m 16.5.8.2 Frankton Marina (Sugar Lane) – 12m <u>16.5.8.3 Any site within the Outer Control Boundary of Queenstown Airport – 12m</u>
OS822.14	Chapter 16 - Business Mixed Use > 16.4 Rules - Activities	Support	That the retention of Rule 16.4.19 and the activity status of prohibited activity for prohibiting ASAN within the Outer Control Boundary is supported/retained as notified..
OS822.15	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the status quo for subdivision (minimum lot areas (Rule 27.6.1) is maintained for all zones that are located within the Queenstown Airport Air Noise Boundary and Outer Control Boundary.
OS822.16	Urban Intensification Variation	Support	That the inclusion of land for urban intensification outside of the Air Noise Boundary and the Outer Control Boundary of Queenstown Airport is supported/retained.
OS822.17	Urban Intensification Variation	Oppose	That the Residential Design Guide, specifically the note on page 29, Part 11 – Landscape Materials and Planting, which states “Species not appropriate for residential areas in close proximity to the airport but can be used elsewhere” be updated to clarify the real extent within which the listed species are not appropriate.
OS822.18	Urban Intensification Variation	Oppose	That the Variation is amended to address the relief sought in this submission to ultimately provide for the protection and continued operation of Queenstown Airport as Nationally Significant Infrastructure under the NPS-UD.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS822.19	Urban Intensification Variation	Oppose	That failing to give effect tot the principal relief in the submission, that the Variation be refused.
OS822.20	Urban Intensification Variation	Oppose	That other additional or consequential relief to the PDP and Residential Design Guidelines, including but not limited to, the maps, issues, objectives, policies, rules, controls/discretions, assessment criteria and explanations that will give effect to the matters raised in this submission, the relevant planning legislation, and ultimately assist with protecting and maintaining operations at Queenstown Airport be granted.
OS822.21	Urban Intensification Variation	Support	That the Queenstown Airport being identified as a constraint to intensification is supported as the Airport is afforded specific consideration under the NPS-UD as Nationally Significant Infrastructure and needs needs to be protected from inappropriate land use and development.
OS822.22	Urban Intensification Variation	Oppose	That it is imperative that development remain restricted within the Air Noise Boundary and Outer Control Boundary of the Queenstown Airport, including density controls and building height restrictions to align with the designation from the Airport Approach and Take-off Surfaces and Transitional Surfaces.
OS822.23	Urban Intensification Variation	Oppose	That any amendments to the provisions are made to give effect to the submission and to give recognition to the status of Queenstown Airport as Nationally Significant Infrastructure under the NPS-UD.

Benjamin King On Behalf Of Benjamin Jon King (Submitter) and Sarah Adrienne Rutherford as trustees of the 2026 Trust

Submitter 823

Original Submission No	Provision	Position	Summary
OS823.1	Urban Intensification Variation	Oppose	That the variation as it relates to Wānaka be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS823.2	Urban Intensification Variation	Oppose	That Council should undertake proper consultation with the community.
OS823.3	Urban Intensification Variation	Oppose	That Council obtain a declaration that the National Policy Statement on Urban Development is interpreted to mean the reference to Queenstown includes all the urban areas of the District including Wānaka.
OS823.4	Urban Intensification Variation	Oppose	That greenfield development is favoured over the rezoning of existing established neighbourhoods.
OS823.5	Urban Intensification Variation	Oppose	That the Three Parks Zone is the most suitable location for an increasing footprint of the intensified Medium Density Residential Zone in order to meet the requirements of the National Policy Statement on Urban Development Variation objectives.
OS823.6	Urban Intensification Variation	Oppose	That there is no justification for the Variation given the Council's officers report confirmed that the previously completed Housing Capacity Assessment confirmed there was sufficient housing capacity in Queenstown.

Anthony Horder On Behalf Of Anthony Colin Horder and Belinda Jane Innes

Submitter 824

Original Submission No	Provision	Position	Summary
OS824.1	Urban Intensification Variation	Oppose	That status quo is retained and the intensification proposal is abandoned for residential zones in central Wānaka
OS824.2	Urban Intensification Variation	Oppose	That council should not be averse to 'green field' residential development in other areas e.g. Lake Hāwea, Hāwea Flat, Luggate and particularly the Three Parks location

Anne Stuart

Submitter 825

Original Submission No	Provision	Position	Summary
OS825.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed changes to height regulations be rejected and building heights be restricted to 6m (maximum 2 story houses).
OS825.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed changes to height regulations be rejected and building heights be restricted to 6m (maximum 2 story houses).

Ann Fowler

Submitter 826

Original Submission No	Provision	Position	Summary
OS826.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS826.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS826.3	Urban Intensification Variation	Oppose	That the proposed Lakes District Variation - Urban Intensification be rejected.
OS826.4	Urban Intensification Variation	Oppose	That Arrowtown is deleted from the Variation to Queenstown Lakes Proposed District Plan - Urban Intensification.

Annaliese Cook

Submitter 827

Original Submission No	Provision	Position	Summary
OS827.1	Urban Intensification Variation	Oppose	That changes to zoning not occur in Queenstown Hill and close surrounds, Arthur's Point and Arrowtown.
OS827.2	Urban Intensification Variation	Oppose	That the proposed changes to the zoning in Queenstown are strongly opposed.
OS827.3	Urban Intensification Variation	Oppose	That council consider intensifying places like Jacks Point/ Hanleys Farm, Ladies Mile, even Kingston and Glenorchy, that have a greater potential to expand without such significant impacts on already very established areas.
OS827.4	Urban Intensification Variation	Oppose	That proper long term planning take place.

Andrew Woods

Submitter 828

Original Submission No	Provision	Position	Summary
OS828.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the increased height of 16.5 metres in the Wānaka township is opposed.
OS828.2	Urban Intensification Variation	Oppose	That the provision to increase building heights in the area bounded by Brownston and Tenby Streets is opposed.

Amanda Woolridge

Submitter 829

Original Submission No	Provision	Position	Summary
OS829.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That Arrowtown be exempted from the proposed 12m height restriction.
OS829.2	Urban Intensification Variation	Oppose	That Arrowtown Design Guidelines be maintained for the whole of Arrowtown, including all zones.

Alex Dunn On Behalf Of Arthurs Point Woods Limited Partnership

Submitter 830

Original Submission No	Provision	Position	Summary
OS830.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.1	Oppose	That Rule 8.5.1.1a which sets a maximum height of 8 meters within this area of Arthurs point is opposed as it relates to RM210768.
OS830.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That Rule 8.5.7 which results in recession planes also applying to sloping sites is opposed.
OS830.3	Urban Intensification Variation	Support	That the submitter supports the overall intent of the variation
OS830.4	Urban Intensification Variation	Oppose	That the visitor accommodation subzone continues to apply to the land as the notified mapping maps do not include subzones.
OS830.5	Chapter 8 - Medium Density Residential > 8.4 Rules - Activities > 8.4.10	Oppose	That the restricted discretionary matters k) and l) under Rule 8.4.10 are removed.
OS830.6	Chapter 8 - Medium Density Residential	Support	That the amendments to the zone purpose of the MDSRZ are supported.
OS830.7	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies	Support	That Policy 8.2.1.4 which acknowledges low-rise apartments within the zone is supported.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS830.8	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Support	That Objective 8.2.3 which acknowledges the changing future character of the zone is supported.
OS830.9	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Oppose	That Policy 8.2.3.1 which acknowledges amenity values will change over time as intensification occurs.
OS830.10	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Support	That Policy 8.2.3.2 which requires high quality living environments with associated outcomes is supported.
OS830.11	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.5	Support	That policy 8.2.5.2 (noting this should be 8.2.5.3 as there are two policies referenced as 8.2.5.2) as it relates to acknowledging planned infrastructure upgrades is supported.
OS830.12	Chapter 8 - Medium Density Residential > 8.3 Other Provisions and Rules	Support	That the deletion of 8.3.2.5 which requires the identification of net site area around each residential unit when more than one residential unit is proposed is supported.
OS830.13	Chapter 8 - Medium Density Residential > 8.4 Rules - Activities > 8.4.10	Support	That Matter of discretion d) within Rule 8.4.10.3 as it relates to providing a range of unit sizes and typologies to advance housing diversity is supported.
OS830.14	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Support	That the deletion of existing Rule 8.5.5 as it relates to a maximum density of one residential unit per 250m ² net site area is supported.
OS830.15	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Support	That Rule 8.5.5 which requires outdoor living space for each residential or visitor accommodation unit is supported.
OS830.16	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.6	Support	That Rule 8.5.6 which requires outlook space for each residential or visitor accommodation unit is supported.
OS830.17	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That The inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 is supported.
OS830.18	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) is supported.
OS830.19	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Rule 27.7.32, deleting the words 'infill development' and replacing it with 'residential development' is supported.
OS830.20	Chapter 27 - Subdivision and Development > 27.7 Zone -	Support	That changing the minimum dimension area from 12m x 12m to 10m x 12m is supported.

	Location Specific Rules > 27.7.30		
OS830.21	Urban Intensification Variation	Oppose	That the submitter also seeks such further or consequential or alternative amendments necessary to give effect to the matters listed in the submission.

Alex Dunn On Behalf Of Suburb Group

Submitter 831

Original Submission No	Provision	Position	Summary
OS831.1	Urban Intensification Variation	Support	That the proposed rezoning of the site (and wider area on the northern side of Frankton Road) from LDSRZ to the Medium Density Residential Zone be retained.
OS831.2	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Support	That the amendments to the zone purpose of the MDSRZ be retained.
OS831.3	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.1.4	Support	That amendments to Policy 8.2.1.4 which acknowledges low-rise apartments within the zone be retained.
OS831.4	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Support	That amendments to Objective 8.2.3 which acknowledges the changing future character of the zone be retained.
OS831.5	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.3.1	Support	That amendments to Policy 8.2.3.1 which acknowledges amenity values will change over time as intensification occurs be retained.
OS831.6	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.3.2	Support	That amendments to Policy 8.2.3.2 which requires high quality living environments with associated outcomes be retained.
OS831.7	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.2	Support	That amendments to Policy 8.2.5.2 (noting this should be 8.2.5.3 as there are two policies referenced as 8.2.5.2) as it relates to acknowledging planned infrastructure upgrades be retained.
OS831.8	Chapter 8 - Medium Density Residential > 8.3	Support	That the deletion of 8.3.2.5 which requires the identification of net site area around each residential unit when more than one

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Other Provisions and Rules > 8.3.2 > 8.3.2.5		residential unit is proposed be retained as notified.
OS831.9	Chapter 8 - Medium Density Residential > 8.4 Rules - Activities > 8.4.10 > 8.4.10.3	Support	That amendment to matter of discretion d) within Rule 8.4.10.3 as it relates to providing a range of unit sizes and typologies to advance housing diversity be retained.
OS831.10	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Support	That amendments to Rule 8.5.1.3 which provides for a maximum height of 11 metres, plus an additional 1 metre for pitched roof forms be retained.
OS831.11	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Support	That the deletion of existing Rule 8.5.5 as it relates to a maximum density of one residential unit per 250m ² net site area be retained as notified.
OS831.12	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Support	That proposed Rule 8.5.5 which requires outdoor living space for each residential or visitor accommodation unit be retained.
OS831.13	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.6	Support	That proposed Rule 8.5.6 which requires outlook space for each residential or visitor accommodation unit be retained.
OS831.14	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 be retained.
OS831.15	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) be retained.
OS831.16	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Rule 27.7.32, deleting the words 'infill development' and replacing it with 'residential development' be retained.
OS831.17	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Support	That changing the minimum dimension area from 12m x 12m to 10m x 12m be retained.
OS831.18	Urban Intensification Variation	Oppose	That confirmation that the current visitor accommodation subzone is not impacted by the variation as the subzone mapping is not shown on the Variation maps be provided.
OS831.19	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.7 ⁵	Oppose	That the requirement that buildings on sloping sites are to comply with recession planes under Rule 8.5.7 be removed.
OS831.20	Urban Intensification Variation	Oppose	That such further or consequential or alternative amendments necessary to give effect to this submission and matters listed in the submission be granted.

OS831.21	Urban Intensification Variation	Support	That on the basis that the site is rezoned from Low Density Residential Zone to Medium Density Residential Zone, the overall intent of the Variation is supported.
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Alex Dunn On Behalf Of Richard Thomas

Submitter 832

Original Submission No	Provision	Position	Summary
OS832.1	Urban Intensification Variation	Support	That the submitter supports the overall intent of the variation.
OS832.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That Rule 8.5.7 which results in recession planes also applying to sloping site is opposed.
OS832.3	Urban Intensification Variation	Oppose	That confirmation is sought that the current visitor accommodation subzone is not impacted by the variation as the subzone mapping is not shown on the variation maps.
OS832.4	Chapter 8 - Medium Density Residential	Support	That the amendments to the zone purpose of the MDSRZ is supported.
OS832.5	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.1.4	Support	That Policy 8.2.1.4 which acknowledges low-rise apartments within the zone is supported.
OS832.6	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Support	That Objective 8.2.3 which acknowledges the changing future character of the zone is supported.
OS832.7	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Support	That policy 8.2.3.1 which acknowledges amenity values will change over time as intensification occurs.
OS832.8	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Support	That Policy 8.2.3.2 which requires high quality living environments with associated outcomes is supported.
OS832.9	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.5	Support	That Policy 8.2.5.2 (noting this should be 8.2.5.3 as there are two policies referenced as 8.2.5.2) as it relates to acknowledging planned infrastructure upgrades is supported.
OS832.10	Chapter 8 - Medium Density Residential > 8.3 Other	Support	That the deletion of 8.3.2.5 which requires the identification of net site area around

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Provisions and Rules > 8.3.2 > 8.3.2.5		each residential unit when more than one residential unit is proposed is supported.
OS832.11	Chapter 8 - Medium Density Residential > 8.4 Rules - Activities > 8.4.10	Support	That matter of discretion d) within Rule 8.4.10.3 as it relates to providing a range of unit sizes and typologies to advance housing diversity.
OS832.12	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Support	That rule 8.5.1.3 which provides for a maximum height of 11 metres, plus an additional 1 metre for pitched roof forms.
OS832.13	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Support	That the deletion of existing Rule 8.5.5 as it relates to a maximum density of one residential unit per 250m2 net site area is supported.
OS832.14	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Support	That Rule 8.5.5 which requires outdoor living space for each residential or visitor accommodation unit.
OS832.15	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.6	Support	That Rule 8.5.6 which requires outlook space for each residential or visitor accommodation unit is supported.
OS832.16	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 is supported.
OS832.17	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That The inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) is supported.
OS832.18	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That Within Rule 27.7.32, deleting the words 'infill development' and replacing it with 'residential development' is supported.
OS832.19	Chapter 27 - Subdivision and Development	Support	That changing the minimum dimension area from 12m x 12m to 10m x 12m is supported.
OS832.20	Urban Intensification Variation	Oppose	That the submitter also seeks such further or consequential or alternative amendments necessary to give effect to the matters raised in the submission.

Alex Dunn On Behalf Of QRC Shotover Limited

Submitter 833

Original Submission No	Provision	Position	Summary
OS833.1	Urban Intensification Variation	Support	That the overall intent of the Variation is supported.
OS833.2	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Support	That the amendments to the zone purpose be retained.
OS833.3	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.1.4	Support	That amendments to Policy 8.2.1.4 which acknowledges low-rise apartments within the zone be retained.
OS833.4	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Support	That amendments to Objective 8.2.3 which acknowledges the changing future character of the zone be retained.
OS833.5	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.3.1	Support	That amendments to Policy 8.2.3.1 which acknowledges amenity values will change over time as intensification occurs be retained.
OS833.6	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.3.2	Support	That amendments to Policy 8.2.3.2 which requires high quality living environments with associated outcomes be retained.
OS833.7	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.2	Support	That amendments to Policy 8.2.5.2 (noting this should be 8.2.5.3 as there are two policies referenced as 8.2.5.2) as it relates to acknowledging planned infrastructure upgrades be retained.
OS833.8	Chapter 8 - Medium Density Residential > 8.3 Other Provisions and Rules > 8.3.2 > 8.3.2.5	Support	That the deletion of 8.3.2.5 which requires the identification of net site area around each residential unit when more than one residential unit is proposed be retained.
OS833.9	Chapter 8 - Medium Density Residential > 8.4 Rules - Activities > 8.4.10 > 8.4.10.3	Support	That Matter of discretion d) within Rule 8.4.10.3 as it relates to providing a range of unit sizes and typologies to advance housing diversity is retained.
OS833.10	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Support	That the deletion of existing Rule 8.5.5 as it relates to a maximum density of one residential unit per 250m2 net site area is retained.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS833.11	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Support	That Rule 8.5.5 which requires outdoor living space for each residential or visitor accommodation unit be retained.
OS833.12	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.6	Support	That Rule 8.5.6 which requires outlook space for each residential or visitor accommodation unit be retained.
OS833.13	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Support	That the deletion of 'low rise' in the second paragraph under the HDRZ Zone Purpose be retained.
OS833.14	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Support	That the amendments to Policy 9.2.3.1, in particular the deletion of the words 'will be maintained' be retained.
OS833.15	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Support	That the deletion of Policy 9.2.3.2 be retained as notified.
OS833.16	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the amendments to Rule 9.4.5 be retained as notified.
OS833.17	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Support	That the permitted building height of 16.5m via Rule 9.5.1.1 (and by default the deletion of certain existing height rules within the HDRZ) be retained.
OS833.18	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.36	Support	That the new recession planes that apply via Rule 9.5.3 which applies to all land within the HDRZ (with the exception of the land located at Frankton North) be retained.
OS833.19	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96 > 9.5.96.1	Support	That the amended minimum boundary setbacks as proposed within Rule 9.5.6.1 be retained.
OS833.20	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7 > 9.5.7.1	Support	That Rule 9.5.7.1 which requires an additional 2m setback from all boundaries (in addition to the required minimum boundary setbacks in Rule 9.5.6), which applies to the area of buildings that have a height of 10m from the ground level.
OS833.21	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That the inclusion of Outlook Space as per Rule 9.5.8 be retained.
OS833.22	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.1.2	Support	That the amended Rule 9.6.1.2 that now specifies a 16.5m height limit be retained.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS833.23	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.2.1	Support	That the amended Rule 9.6.2.1 that now includes 'building height setback at upper floors' be retained.
OS833.24	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 be retained.
OS833.25	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) be retained.
OS833.26	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Rule 27.7.32, deleting the words 'infill development' and replacing it with 'residential development' be retained.
OS833.27	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Support	That changing the minimum dimension area from 12m x 12m to 10m x 12m be retained.
OS833.28	Urban Intensification Variation	Oppose	That it is confirmed that the visitor accommodation subzone will remain on the MDR portion of the site at 157 Arthurs Point Road (Lot 2 DP 331294).
OS833.29	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.1	Oppose	That the 8-metre height restriction within Arthurs Point as covered by Rule 8.5.1.1 be removed and allow the general zone wide 11 metre height limit to apply.
OS833.30	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.7	Oppose	That the proposed requirement that buildings on sloping sites are to comply with recession planes under Rule 8.5.7 be removed.
OS833.31	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That the 20% minimum landscaped (permeable) surface via Rule 9.5.4 is reduced to 15% or the activity status if this rule is breached is lowered to that of a restricted discretionary activity.
OS833.32	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed amended Rule 27.6.1 that increases the minimum lot size within the HDRZ from 450m ² to 600m ² (net area), when creating vacant lots, be rejected and the existing rule maintained.
OS833.33	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the amended Rule 27.7.30 which increases the square platform requirement when creating vacant lots within the HDRZ be rejected and the existing requirement be retained.

OS833.34	Urban Intensification Variation	Oppose	That such further or consequential or alternative amendments necessary to give effect to this submission, and the matters listed be granted.
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Alex Dunn On Behalf Of Nigel Walkington

Submitter 834

Original Submission No	Provision	Position	Summary
OS834.1	Urban Intensification Variation	Support	That the submitter supports the overall intent of the variation.
OS834.2	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Support	That the amendments to the Zone Purpose for the Lower Density Suburban Residential Zone is supported.
OS834.3	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.3.2	Support	That the deletion of existing Policy 7.2.3.2 as it relates to limiting building heights for second residential units on site of less than 900m2 is supported.
OS834.4	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.6.2	Support	That policy 7.2.6.2 which acknowledges that planned infrastructure (including any upgrades) can be taken into consideration when considering development is supported.
OS834.5	Chapter 7 - Lower Density Suburban Residential > 7.3 Other Provisions and Rules > 7.3.2.4	Support	That provision 7.3.2.4 that states that where land use consent for an average density is sought, proposals will demonstrate compliance with the average density (as opposed to each residential unit being contained within a net site area) are supported.
OS834.6	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.4	Support	That Rule 7.4.4 which allows one residential unit per site on sites with an area of less than 450m2 is supported.
OS834.7	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities	Support	That Rule 7.4.9 a) which includes the words “including through providing a range of unit sizes and typologies” as a matter of discretion for housing diversity when considering applications for a density breach be retained as notified.
OS834.8	Chapter 7 - Lower Density Suburban	Support	That Rule 7.5.1 which has a permitted height limit of 8 metres (and by default the deletion of the existing Rule 7.5.2) is supported.

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Residential > 7.5 Rules - Standards > 7.5.1		
OS834.9	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.3	Support	That the deletion of Rule 7.5.3 which restricts the height of secondary residential units on sites of less than 900m ² is supported.
OS834.10	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.9 11	Support	That Rule 7.5.9 (i) (and supporting advice note) which provides for a maximum density of one residential unit per 300m ² calculated over the entire site is supported.
OS834.11	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 is supported.
OS834.12	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) is supported.
OS834.13	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Support	That decreasing the minimum lot size to 300m ² is supported.
OS834.14	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Rule 27.7.32, deleting the words 'infill development' and replacing it with 'residential development' is supported.
OS834.15	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.33	Support	That the changes to Rule 27.7.33 and in particular Rule 27.7.33.1 a) which explicitly states that the minimum lot size and dimension requirements do not apply where a combined land use and subdivision consent is sought, provided consent notices are registered. The two consent notice conditions as proposed are supported.
OS834.16	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.6.2	Oppose	That existing objective 7.2.6 be amended to acknowledge future/planned infrastructure upgrades, as supported by the notified change to Policy 7.2.6.2.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS834.17	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities	Oppose	That the restricted discretionary matters g) and h) under Rule 7.4.9 be removed.
OS834.18	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That the amount of landscape permeable area required by Rule 7.5.4 is reduced from 30% to 20% and has a restricted discretionary non-compliance status.
OS834.19	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That the recession plane requirements for sloping sites is removed.
OS834.20	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.33 > 27.7.33.1	Oppose	That the requirement to show exclusive use of buildings and other matters on survey plans per rule 27.7.33.1b) is opposed.
OS834.21	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.33 > 27.7.33.1	Oppose	That the requirement that service connections must be provided for within lots or protected by way of a legal mechanism per Rule 27.7.33.1 c) should be removed. Alternatively, reword this rule to acknowledge that connections may be located within legal road reserves which cannot be covered by way of an easement.
OS834.22	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.4	Oppose	That Rule 7.4.4 could be expanded to acknowledge that sites created by way of subdivision that result in allotments between 300m ² and 450m ² are also covered by the rule. Alternatively, if a land use density breach is required, acknowledge that on sites between 300m ² and 450m ² , no dwelling designs are required in order for consent to be obtained.
OS834.23	Urban Intensification Variation	Oppose	That the submitter also seeks such further or consequential or alternative amendments necessary to give effect to the matters raised in the submission.
OS834.24	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That the variation to have recession plan standards applied to all sites and not just sloping sites is opposed.
OS834.25	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the variation which requires a minimum dimension of 12 metres by 15 metres is opposed.

Alex Dunn On Behalf Of Manor Holding Limited

Submitter 835

Original Submission No	Provision	Position	Summary
OS835.1	Urban Intensification Variation	Support	That the overall intent of the variation on the basis that the site is rezoned from Lower Density Suburban Residential to Medium Density Residential Zone is supported.
OS835.2	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Support	That the amendments to the zone purpose of the Medium Density Residential Zone is supported.
OS835.3	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.1.4	Oppose	That Policy 8.2.1.4 which acknowledges low-rise apartments within the zone is supported.
OS835.4	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Support	That objective 8.2.3 which acknowledges the changing future character of the zone is supported.
OS835.5	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Support	That policy 8.2.3.1 which acknowledges amenity values will change over time as intensification occurs is supported.
OS835.6	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Support	That Policy 8.2.3.2 which requires high quality living environments with associated outcomes is supported.
OS835.7	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.5	Support	That policy 8.2.5.2 (noting this should be 8.2.5.3 as there are two policies referenced as 8.2.5.2) as it relates to acknowledging planned infrastructure upgrades is supported.
OS835.8	Chapter 8 - Medium Density Residential > 8.3 Other Provisions and Rules > 8.3.2	Support	That the deletion of 8.3.2.5 which requires the identification of net site area around each residential unit when more than one residential unit is proposed is supported.
OS835.9	Chapter 8 - Medium Density Residential > 8.4 Rules - Activities > 8.4.10	Support	That matter of discretion d) within Rule 8.4.10.3 as it relates to providing a range of unit sizes and typologies to advance housing diversity is supported.
OS835.10	Chapter 8 - Medium Density Residential > 8.5	Support	That rule 8.5.1.3 which provides for a maximum height of 11 metres, plus an

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Rules - Standards > 8.5.1 > 8.5.1.3		additional 1 metre for pitched roof forms is supported.
OS835.11	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Support	That the deletion of existing Rule 8.5.5 as it relates to a maximum density of one residential unit per 250m ² net site area is supported.
OS835.12	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Support	That rule 8.5.5 which requires outdoor living space for each residential or visitor accommodation unit is supported.
OS835.13	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.6	Support	That rule 8.5.6 which requires outlook space for each residential or visitor accommodation unit is supported.
OS835.14	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 is supported.
OS835.15	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) is supported.
OS835.16	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Rule 27.7.32, deleting the words 'infill development' and replacing it with 'residential development' is supported.
OS835.17	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Support	That changing the minimum dimension area from 12m x 12m to 10m x 12m is supported.
OS835.18	Urban Intensification Variation	Oppose	That the current visitor accommodation subzone is not impacted by the variation as the subzone mapping is not shown on the variation maps.
OS835.19	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.7	Oppose	That the requirement that building on sloping sites are to comply with recession planes under Rule 8.5.7 is opposed.
OS835.20	Urban Intensification Variation	Oppose	That the submitter seeks such further or consequential or alternative amendments necessary to give effect to the matters listed in the submission
OS835.21	Urban Intensification Variation	Support	That the proposed rezoning of the site (and wider area on the northern side of Frankton Road) from Lower Density Suburban Residential Zone to the Medium Density Residential Zone is supported.

Alex Dunn On Behalf Of Kingsview St George Limited

Submitter 836

Original Submission No	Provision	Position	Summary
OS836.1	Urban Intensification Variation	Oppose	That the submitter supports that overall intent of the variation, however requests that the area around Saint George Avenue (As shown in the submission) including the subject site (Lot 11 DP 365562), be rezoned to the Medium Density Residential Zone.
OS836.2	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Support	That the amendments to the zone purpose of the MDSRZ is supported.
OS836.3	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.1.4	Support	That Policy 8.2.1.4 which acknowledges low-rise apartments within the zone is supported.
OS836.4	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Support	That objective 8.2.3 which acknowledges the changing future character of the zone is supported.
OS836.5	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Support	That policy 8.2.3.1 which acknowledges amenity values will change over time as intensification occurs is supported.
OS836.6	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Support	That policy 8.2.3.2 which requires high quality living environments with associated outcomes is supported.
OS836.7	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.5	Support	That policy 8.2.5.2 (noting this should be 8.2.5.3 as there are two policies referenced as 8.2.5.2) as it relates to acknowledging planned infrastructure upgrades is supported.
OS836.8	Chapter 8 - Medium Density Residential > 8.3 Other Provisions and Rules > 8.3.2 > 8.3.2.5	Support	That The deletion of 8.3.2.5 which requires the identification of net site area around each residential unit when more than one residential unit is proposed is supported.
OS836.9	Chapter 8 - Medium Density Residential > 8.4 Rules - Activities > 8.4.10 > 8.4.10.3	Support	That matter of discretion d) within Rule 8.4.10.3 as it relates to providing a range of unit sizes and typologies to advance housing diversity is supported.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS836.10	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Support	That rule 8.5.1.3 which provides for a maximum height of 11 metres, plus an additional 1 metre for pitched roof forms is supported.
OS836.11	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Support	That the deletion of existing Rule 8.5.5 as it relates to a maximum density of one residential unit per 250m ² net site area is supported.
OS836.12	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Support	That rule 8.5.5 which requires outdoor living space for each residential or visitor accommodation unit is supported.
OS836.13	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.6	Support	That rule 8.5.6 which requires outlook space for each residential or visitor accommodation unit is supported
OS836.14	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 as it relates to Medium Density Residential zoning is supported.
OS836.15	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) is supported.
OS836.16	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Rule 27.7.32, deleting the words 'infill development' and replacing it with 'residential development' is supported.
OS836.17	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Support	That changing the minimum dimension area from 12m x 12m to 10m x 12m is supported.
OS836.18	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.7 5	Oppose	That rule 8.5.7 which results in recession planes also applying to sloping sites is opposed.
OS836.19	Chapter 7 - Lower Density Suburban	Support	That the amendments to the Zone Purpose for the Lower Density Suburban Residential Zone is supported.

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Residential > 7.1 Zone Purpose		
OS836.20	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.3.2	Support	That the deletion of existing Policy 7.2.3.2 as it relates to limiting building heights for second residential units on site of less than 900m ² is supported.
OS836.21	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.6.2	Support	That Policy 7.2.6.2 which acknowledges that planned infrastructure (including any upgrades) can be taken into consideration when considering development is supported.
OS836.22	Chapter 7 - Lower Density Suburban Residential > 7.3 Other Provisions and Rules > 7.3.2.4	Support	That provision 7.3.2.4 that states that where land use consent for an average density is sought, proposals will demonstrate compliance with the average density (as opposed to each residential unit being contained within a net site area) is supported.
OS836.23	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.4	Support	That Rule 7.4.4 which allows one residential unit per site on sites with an area of less than 450m ² is supported
OS836.24	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities	Support	That Rule 7.4.9 a) which includes the words “including through providing a range of unit sizes and typologies” as a matter of discretion for housing diversity when considering applications for a density breach is supported.
OS836.25	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Support	That Rule 7.5.1 which has a permitted height limit of 8 metres (and by default the deletion of the existing Rule 7.5.2) is supported.
OS836.26	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.3	Support	That the deletion of Rule 7.5.3 which restricts the height of secondary residential units on sites of less than 900m ² is supported.
OS836.27	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.9 11	Support	That Rule 7.5.9 (i) (and supporting advice note) which provides for a maximum density of one residential unit per 300m ² calculated over the entire site is supported.
OS836.28	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Support	That decreasing the minimum lot size to 300m ² is supported.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS836.29	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Rule 27.7.32, deleting the words 'infill development' and replacing it with 'residential development' is supported.
OS836.30	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies	Oppose	That the change to the Policy to include planned infrastructure, this should also be reflected in supporting Objective 7.2.6. Currently this Objective acknowledges existing infrastructure, but not planned infrastructure (including upgrades) be retained as notified.
OS836.31	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.33 > 27.7.33.1	Support	That the changes to Rule 27.7.33 and in particular Rule 27.7.33.1 a) which explicitly states that the minimum lot size and dimension requirements do not apply where a combined land use and subdivision consent is sought, provided consent notices are registered is supported. The two consent notice conditions as proposed are supported.
OS836.32	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities	Oppose	That the restricted discretionary matters g) and h) under Rule 7.4.9 are removed.
OS836.33	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That the amount of landscape permeable area required by Rule 7.5.4 should be reduced from 30% to 20% and have a restricted discretionary non-compliance status.
OS836.34	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That the recession plane requirements for sloping sites are removed.
OS836.35	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.33 > 27.7.33.1	Oppose	That the requirement to show exclusive use of buildings and other matters on Survey Plans per Rule 27.7.33.1 b) should be removed.
OS836.36	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.33 > 27.7.33.1	Oppose	That the requirement that service connections must be provided for within lots or protected by way of a legal mechanism per Rule 27.7.33.1 c) should be removed. Alternatively, reword this rule to acknowledge that connections may be located within legal road reserves which cannot be covered by way of an easement.
OS836.37	Chapter 7 - Lower Density Suburban	Oppose	That clarification that vacant allotments between 300m ² and 450m ² can be created with no

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Residential > 7.4 Rules - Activities > 7.4.4		associated land use breach. Alternatively, if a land use density breach is required, acknowledge that on sites between 300m ² and 450m ² , no dwelling designs are required in order for consent to be obtained.
OS836.38	Urban Intensification Variation	Oppose	That the submitter also seeks such further or consequential or alternative amendments necessary to give effect to the matters raised in the submission.
OS836.39	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' as it relates to Lower Density Suburban Residential zoning be retained as notified.
OS836.40	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' as it relates to Lower Density Suburban Residential zoning be retained as notified.
OS836.41	Urban Intensification Variation	Oppose	That the proposed changes to the Lower Density Suburban Residential Zone and the Medium Density Residential Zone contained within this submission are necessary to give better effects to the outcomes proposed in the Variation, and the proposed changes are necessary to most appropriately give effects to the higher order provisions in the Proposed District Plan.

Alex Dunn On Behalf Of John Boyd

Submitter 837

Original Submission No	Provision	Position	Summary
OS837.1	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Support	That the amendments to the zone purpose for the Lower Density Suburban Residential Zone is supported.
OS837.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Support	That rule 7.5.1 which has a permitted height limit of 8 metres (and by default the deletion of the existing Rule 7.5.2) is supported.

OS837.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That the amount of landscape permeable area required by Rule 7.5.4 should be reduced from 30% to 20% and have a restricted discretionary non-compliance status.
OS837.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That the recession plane requirements for sloping sites should be removed.
OS837.5	Urban Intensification Variation	Oppose	That the submitter also seeks such further or consequential or alternative amendments necessary to give effect to the matters raised in the submission.
OS837.6	Urban Intensification Variation	Support	That the overall intent of the variation is supported.

Alex Dunn On Behalf Of Iraj Barabi

Submitter 838

Original Submission No	Provision	Position	Summary
OS838.1	Urban Intensification Variation	Support	That the submitter supports the proposed rezoning of the site at 43 Perkins Road (and wider area on the northern side of Frankton Road) from Lower Density Suburban Residential Zone to the Medium Density Residential Zone.
OS838.2	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Support	That the amendments to the zone purpose of the MDSRZ is supported.
OS838.3	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.1.4	Support	That policy 8.2.1.4 which acknowledges low-rise apartments within the zone is supported.
OS838.4	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Support	That objective 8.2.3 which acknowledges the changing future character of the zone is supported.
OS838.5	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Support	That policy 8.2.3.1 which acknowledges amenity values will change over time as intensification occurs is supported.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS838.6	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Support	That policy 8.2.3.2 which requires high quality living environments with associated outcomes is supported.
OS838.7	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.5	Support	That policy 8.2.5.2 (noting this should be 8.2.5.3 as there are two policies referenced as 8.2.5.2) as it relates to acknowledging planned infrastructure upgrades is supported.
OS838.8	Chapter 8 - Medium Density Residential > 8.3 Other Provisions and Rules > 8.3.2 > 8.3.2.5	Support	That the deletion of 8.3.2.5 which requires the identification of net site area around each residential unit when more than one residential unit is proposed is supported
OS838.9	Chapter 8 - Medium Density Residential > 8.4 Rules - Activities > 8.4.10 > 8.4.10.3	Support	That matter of discretion d) within Rule 8.4.10.3 as it relates to providing a range of unit sizes and typologies to advance housing diversity is supported.
OS838.10	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Support	That rule 8.5.1.3 which provides for a maximum height of 11 metres, plus an additional 1 metre for pitched roof forms is supported.
OS838.11	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Support	That the deletion of existing Rule 8.5.5 as it relates to a maximum density of one residential unit per 250m ² net site area is supported.
OS838.12	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Support	That rule 8.5.5 which requires outdoor living space for each residential or visitor accommodation unit is supported.
OS838.13	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.6	Support	That Rule 8.5.6 which requires outlook space for each residential or visitor accommodation unit is supported.
OS838.14	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 is supported.
OS838.15	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) is supported.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS838.16	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Rule 27.7.32, deleting the words ‘infill development’ and replacing it with ‘residential development’ is supported.
OS838.17	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas	Support	That changing the minimum dimension area from 12m x 12m to 10m x 12m is supported.
OS838.18	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That remove the requirement that buildings on sloping sites are to comply with recession planes under Rule 8.5.7 is supported.
OS838.19	Urban Intensification Variation	Oppose	That the submitter also seeks such further or consequential or alternative amendments necessary to give effect to the matters raised in this submission.
OS838.20	Urban Intensification Variation	Support	That on the basis that the site (43 Perkins Road) is rezoned from LDSRZ to the MDRZ, the submitter supports that the overall intent of the variation
OS838.21	Urban Intensification Variation	Oppose	That the proposed changes to the Medium Density Residential Zone contained in this submission are necessary to give better effect to the outcomes proposed in the Variation. The proposed changes are necessary to most appropriately give effect to the higher order provisions in the Proposed District Plan, the relevant objectives and policies for the Zone, and ultimately Part 2 of the Act.

Alex Dunn On Behalf Of Canyon Ridge Villas Limited

Submitter 839

Original Submission No	Provision	Position	Summary
OS839.1	Urban Intensification Variation	Support	That the overall intent of the variation is supported.
OS839.2	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Support	That the proposed amendments to the zone purpose for the Low Density Suburban Residential Zone is retained as notified.
OS839.3	Chapter 7 - Lower Density Suburban	Support	That the deletion of existing Policy 7.2.3.2 as it relates to limiting building heights for second

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Residential > 7.2 Objectives and Policies > Policies > 7.2.3.2		residential units on site of less than 900m2 be retained as notified.
OS839.4	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.6.2	Support	That notified Policy 7.2.6.2 which acknowledges that planned infrastructure (including any upgrades) can be taken into consideration when considering development be retained as notified.
OS839.5	Chapter 7 - Lower Density Suburban Residential > 7.3 Other Provisions and Rules > 7.3.2.4	Support	That proposed provision 7.3.2.4 that states that where land use consent for an average density is sought, proposals will demonstrate compliance with the average density (as opposed to each residential unit being contained within a net site area) be retained as notified..
OS839.6	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.4	Support	That proposed Rule 7.4.4 which allows one residential unit per site on sites with an area of less than 450m2 be retained as notified.
OS839.7	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.8 9	Support	That proposed Rule 7.4.9 a) which includes the words “including through providing a range of unit sizes and typologies” as a matter of discretion for housing diversity when considering applications for a density breach be retained as notified.
OS839.8	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Support	That proposed Rule 7.5.1 which has a permitted height limit of 8 metres (and by default the deletion of the existing Rule 7.5.2) be retained as notified.
OS839.9	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.3	Support	That the deletion of Rule 7.5.3 which restricts the height of secondary residential units on sites of less than 900m2 be retained as notified.
OS839.10	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.9 11	Support	That proposed Rule 7.5.9 (i) (and supporting advice note) which provides for a maximum density of one residential unit per 300m2 calculated over the entire site be retained as notified.
OS839.11	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words ‘greater diversity in housing typologies’ in Policy 27.2.1.4 be retained as notified.
OS839.12	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies	Support	That the inclusion of the words ‘and the anticipated future character intended for the respective zones’ within Policy 27.2.3.2(d) be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

	- District Wide > 27.2.3.2		
OS839.13	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Support	That the proposed decrease of the minimum lot size to 300m2 (Rule 27.6.1) be retained as notified.
OS839.14	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Rule 27.7.32, deleting the words 'infill development' and replacing it with 'residential development' be retained as notified.
OS839.15	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.33	Support	That the changes to Rule 27.7.33 and in particular Rule 27.7.33.1 a) which explicitly states that the minimum lot size and dimension requirements do not apply where a combined land use and subdivision consent is sought, provided consent notices are registered be retained as notified. The two consent notice conditions as proposed are supported.
OS839.16	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies	Oppose	That Objective 7.2.6, just like Policy 7.2.6 also be updated to also acknowledges planned infrastructure (including upgrades).
OS839.17	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.8 9	Oppose	That restricted discretionary matters g) and h) under Rule 7.4.9. be removed.
OS839.18	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That the amount of landscape permeable area required by Rule 7.5.4 be reduced from 30% to 20% and have a restricted discretionary non-compliance status.
OS839.19	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That recession plane requirements for sloping sites be removed.
OS839.20	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.33 > 27.7.33.1	Oppose	That the requirement to show exclusive use of buildings and other matters on Survey Plans per Rule 27.7.33.1 b) be removed.
OS839.21	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific	Oppose	That the requirement that service connections must be provided for within lots or protected by way of a legal mechanism per Rule 27.7.33.1 c) be removed and alternatively, reword this rule to

	Rules > 27.7.33 > 27.7.33.1		acknowledge that connections may be located within legal road reserves which cannot be covered by way of an easement.
OS839.22	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas	Oppose	That it should be clarification that vacant allotments between 300m2 and 450m2 can be created with no associated land use breach. Rule 7.4.4 could be expanded to acknowledge that sites created by way of subdivision that result in allotments between 300m2 and 450m2 are also covered by the rule. Alternatively, if a land use density breach is required, acknowledge that on sites between 300m2 and 450m2, no dwelling designs are required in order for consent to be obtained. This will ensure consistency with the subdivision chapter.
OS839.23	Urban Intensification Variation	Oppose	That the any further or consequential or alternative amendments necessary to give effect to this submission, and the matters listed in the submission be granted.

Alex Dunn On Behalf Of Ben Sharpe

Submitter 840

Original Submission No	Provision	Position	Summary
OS840.1	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Support	That the amendments to the Zone Purpose for the Lower Density Suburban Residential Zone is supported.
OS840.2	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.3.2	Support	That the deletion of existing Policy 7.2.3.2 as it relates to limiting building heights for second residential units on site of less than 900m2 is supported.
OS840.3	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.6.2	Support	That policy 7.2.6.2 which acknowledges that planned infrastructure (including any upgrades) can be taken into consideration when considering development is supported.
OS840.4	Chapter 7 - Lower Density Suburban Residential > 7.3 Other Provisions and Rules > 7.3.2.4	Support	That provision 7.3.2.4 that states that where land use consent for an average density is sought, proposals will demonstrate compliance with the average density (as opposed to each residential

Urban Intensification – Summary of Decisions Requested 16 May 2024

			unit being contained within a net site area) is supported.
OS840.5	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.4	Support	That rule 7.4.4 which allows one residential unit per site on sites with an area of less than 450m2 is supported.
OS840.6	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities	Support	That rule 7.4.9 a) which includes the words “including through providing a range of unit sizes and typologies” as a matter of discretion for housing diversity when considering applications for a density breach is supported.
OS840.7	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Support	That rule 7.5.1 which has a permitted height limit of 8 metres (and by default the deletion of the existing Rule 7.5.2) is supported.
OS840.8	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.3	Support	That the deletion of Rule 7.5.3 which restricts the height of secondary residential units on sites of less than 900m2 is supported.
OS840.9	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.9 11	Support	That rule 7.5.9 (i) (and supporting advice note) which provides for a maximum density of one residential unit per 300m2 calculated over the entire site is supported.
OS840.10	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words ‘greater diversity in housing typologies’ in Policy 27.2.1.4 is supported.
OS840.11	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words ‘and the anticipated future character intended for the respective zones’ within Policy 27.2.3.2(d) is supported.
OS840.12	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Support	That decreasing the minimum lot size to 300m2 (Rule 27.6.1) is supported.
OS840.13	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Rule 27.7.32, deleting the words ‘infill development’ and replacing it with ‘residential development’ is supported.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS840.14	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.33	Support	That the changes to Rule 27.7.33 and in particular Rule 27.7.33.1 a) which explicitly states that the minimum lot size and dimension requirements do not apply where a combined land use and subdivision consent is sought, provided consent notices are registered is supported. The two consent notice conditions as proposed are supported.
OS840.15	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies	Support	That the change to this Policy is supported to include planned infrastructure, this should also be reflected in supporting Objective 7.2.6.
OS840.16	Urban Intensification Variation	Oppose	That Part Lot 4 DP 27200 is rezoned to Lower Density Suburban Residential.
OS840.17	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities	Oppose	That restricted discretionary matters g) and h) under Rule 7.4.9 are to be removed.
OS840.18	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That the amount of landscape permeable area required by Rule 7.5.4 is to be reduced from 30% to 20% and have a restricted discretionary non-compliance status.
OS840.19	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That the recession plane requirements for sloping sites should be removed.
OS840.20	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.33 > 27.7.33.1	Oppose	That the requirement to show exclusive use of buildings and other matters on Survey Plans per Rule 27.7.33.1 b) should be removed.
OS840.21	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.33 > 27.7.33.1	Oppose	That the requirement that service connections must be provided for within lots or protected by way of a legal mechanism per Rule 27.7.33.1 c) should be removed. Alternatively, reword this rule to acknowledge that connections may be located within legal road reserves which cannot be covered by way of an easement.
OS840.22	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.4	Oppose	That vacant allotments between 300m ² and 450m ² can be created with no associated land use breach is clarified. Alternatively, if a land use density breach is required, acknowledge that on sites between 300m ² and 450m ² , no dwelling designs are required in order for consent to be obtained. This will ensure consistency with the subdivision chapter.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS840.23	Urban Intensification Variation	Oppose	That the submitter also seeks such further or consequential or alternative amendments necessary to give effect to the matters in the submission.
OS840.24	Urban Intensification Variation	Support	That the submitter supports the overall intent of the variation
OS840.25	Urban Intensification Variation	Oppose	That the proposed changes to the Lower Density Suburban Residential Zone contained in this submission are necessary to give better effect to the outcomes proposed in the Variation. The proposed changes are necessary to most appropriately give effect to the higher order provisions in the Proposed District Plan, the relevant objectives and policies for the Zone, and ultimately Part Two of the Act.

Alastair Preston

Submitter 841

Original Submission No	Provision	Position	Summary
OS841.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be revised to more appropriately consider the community's special character, or that the changes be removed completely.
OS841.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be revised to more appropriately consider the community's special character, or that the changes be removed completely.

Airini Edmunds

Submitter 842

Original Submission No	Provision	Position	Summary
OS842.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be reconsidered.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS842.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be reconsidered, and that council instead rely on existing MDR Zone rules for development.
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Adam Walker

Submitter 843

Original Submission No	Provision	Position	Summary
OS843.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS843.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS843.3	Urban Intensification Variation	Oppose	That the Urban Intensification Proposal be rejected.

Lesley Turner

Submitter 844

Original Submission No	Provision	Position	Summary
OS844.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS844.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS844.3	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the blanket decisions which incorporate Queenstown and its satellite subdivisions.
OS844.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That there be no increase in heights of buildings in Arrowtown.
OS844.5	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That there be no increase in heights of buildings in Arrowtown.
OS844.6	Chapter 27 - Subdivision and Development > 27.6	Oppose	That there be no decrease in section size for intensive housing/apartments.

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Rules - Standards for Minimum Lot Areas > 27.6.1		
OS844.7	Urban Intensification Variation	Oppose	That a more sympathetic building code be introduced which includes the balance outside of the historic zone to ensure the heritage values of Arrowtown village are maintained.

Lee Nicolson

Submitter 845

Original Submission No	Provision	Position	Summary
OS845.1	Urban Intensification Variation	Oppose	That the Variation be rejected.
OS845.2	Urban Intensification Variation	Oppose	That the entire village of Arrowtown (not just the current historic zone) be exempt, based on its unique and historic character.

Laura Jenkinson

Submitter 846

Original Submission No	Provision	Position	Summary
OS846.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS846.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS846.3	Urban Intensification Variation	Oppose	That Arrowtown be removed/withdrawn from Queenstown's Urban Intensification plans, or that the plans not apply to Arrowtown.

Kipley Marks

Submitter 847

Original Submission No	Provision	Position	Summary
OS847.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS847.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS847.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the existing height restrictions be retained.
OS847.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the existing height restrictions be retained.
OS847.5	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation be rejected.

Kerry Seymour

Submitter 848

Original Submission No	Provision	Position	Summary
OS848.1	Chapter 8 - Medium Density Residential	Oppose	That 1 Ballantyne Road be considered as an important part of the QLDC Parks and Open Space and not put forward as a Medium Density Zone.
OS848.2	Urban Intensification Variation	Oppose	That any residential zone on Parks or Open Spaces is inappropriate and revision of this should be included.
OS848.3	Urban Intensification Variation	Oppose	That Urban intensification as a general concept be rejected for Wānaka and instead Council lead provision of affordable housing be encouraged near three parks.
OS848.4	Urban Intensification Variation	Oppose	That the requirement for non provision of parking is a Government requirement therefore do not allow the HDR or MDRZ

Urban Intensification – Summary of Decisions Requested 16 May 2024

			classification to be implemented in the hospitality area.
OS848.5	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	The proposed height restriction cannot be allowed to happen in the town center.
OS848.6	Urban Intensification Variation	Oppose	That 1 Ballantyne Road should not be put forward as Medium Density Zone and equally the changed low density zoning intensification on Pembroke or Lismore Park.

Keith Milne

Submitter 849

Original Submission No	Provision	Position	Summary
OS849.1	Urban Intensification Variation	Oppose	That Arrowtown be removed from the proposed Urban Intensification Variation to the Proposed District Plan.
OS849.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS849.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Keith Cooper

Submitter 850

Original Submission No	Provision	Position	Summary
OS850.1	Urban Intensification Variation	Oppose	That the proposal to increase the height restrictions to 12m in the current residential areas designated by orange shading is opposed
OS850.2	Urban Intensification Variation	Oppose	That height allowances to 12 m should be for greenfield spaces where current residents aren't affected, and the areas can be developed around all known restriction.

Kate Matthews

Submitter 851

Original Submission No	Provision	Position	Summary
OS851.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS851.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS851.3	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation be rejected.

Karina Anderson

Submitter 852

Original Submission No	Provision	Position	Summary
OS852.1	Urban Intensification Variation	Oppose	That the proposed Variation is denied immediately.
OS852.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS852.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

June Watson

Submitter 853

Original Submission No	Provision	Position	Summary
OS853.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed 12m building height in the established Arrowtown Township be rejected.

Julie Winstanley

Submitter 854

Original Submission No	Provision	Position	Summary
OS854.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That these variations be rejected and the existing rules be remain.
OS854.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That these variations be rejected and the existing rules be maintained
OS854.3	Urban Intensification Variation	Oppose	That the Three Parks area is better suited for intensification and is closer to water and waste plants.

Julie Fowler

Submitter 855

Original Submission No	Provision	Position	Summary
OS855.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the change to an allowed 12m building height in Arrowtown be deleted from the proposed Variation.
OS855.2	Urban Intensification Variation	Oppose	That any changes to provisions which reduce setbacks in Arrowtown be deleted from the proposed Variation.

Tonya Justice On Behalf Of Judith Justice, Nicola Justice, and Tonya Justice (Submitter)

Submitter 856

Original Submission No	Provision	Position	Summary
OS856.1	Urban Intensification Variation	Oppose	That all changes to the zoning and provisions related to Arrowtown are not pursued or are withdrawn from the Variation.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS856.2	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.8 9	Support	That standard 7.4.9 which applies Arrowtown Design Guidelines 2023 as a matter of discretion for resource consent applications for residential units be retained.
OS856.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed 8m building height limit be changed to 7m for the LDSRZ in Arrowtown, with 1m additional height enabled for buildings with pitched roofs.
OS856.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That recession plane rule be re-considered taking into consideration shading effects.
OS856.5	Chapter 7 - Lower Density Suburban Residential	Oppose	That the zone name 'Lower Density Suburban Residential' be changed to 'Low Density Residential', to align with National Planning Standards.
OS856.6	Chapter 8 - Medium Density Residential > 8.4 Rules - Activities > 8.4.10	Support	That standard 78.4.10(g) be retained as it requires consideration of the Arrowtown Design Guidelines 2023.
OS856.7	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the 11m+1m proposed height limit be changed to 8m, plus an additional 1m for buildings with pitched roof forms, for the MDRZ in Arrowtown.
OS856.8	Urban Intensification Variation	Support	That the Arrowtown Design Guidelines retain the clauses and text that relate to sunlight access and shading.
OS856.9	Urban Intensification Variation	Oppose	That any further consequential, alternative, or necessary changes be made that would address the concerns and issues set out in this submission.

Judith Frentz

Submitter 857

Original Submission No	Provision	Position	Summary
OS857.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS857.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS857.3	Urban Intensification Variation	Oppose	That Arrowtown and other small towns, such as Wānaka and Luggage, receive a dispensation with regards to this proposed variation.

OS857.4	Urban Intensification Variation	Oppose	That the Council work more with the Arrowtown Village Association for future generations.
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Elaine Joy Brown

Submitter 858

Original Submission No	Provision	Position	Summary
OS858.1	Urban Intensification Variation	Oppose	That buildings being built to a height of 12m or 16.5m be opposed

Joshua Leckie On Behalf Of Cheryl and Allan Robert; Anne and Graeme Sanders and Stayrod Trustees (DMC) Limited as trustees of the Mayfield Trust; Elizabeth Grieve and Sir Ian Taylor

Submitter 859

Original Submission No	Provision	Position	Summary
OS859.1	Chapter 9 - High Density Residential > 9.4 Rules - Activities	Oppose	<p>That a restricted discretionary rule be added that reads</p> <p>9.4.4X - All buildings (including associated earthworks) in the High Density Residential Zone land in Wānaka bordered by Lismore Street, Beacon Point Road, Lakeside Road and Monley Lane that breach the permitted height limit in Rule 9.5.1.4:</p> <p>Discretion is restricted to</p> <ol style="list-style-type: none"> impacts on the groundwater table; land stability; foundation design; earthworks and retaining design; natural hazard mitigation; and dewatering.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS859.2	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Oppose	That the following matters of discretion be included (i) impacts on the groundwater table; (ii) land stability; (iii) foundation design; (iv) earthworks and retaining design; and (v) dewatering
OS859.3	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.4	Oppose	That the maximum building height on sloping sites in Wānaka be amended to 7 metres
OS859.4	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96	Oppose	That the minimum boundary setbacks be amended to 2 meters
OS859.5	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7	Oppose	That the building height setback at upper floors will be amended to apply to the area of buildings that exceed a height of 7m
OS859.6	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications	Oppose	That Rule 9.6.1.1 be removed
OS859.7	Chapter 27 - Subdivision and Development	Oppose	That the following matter of discretion is added to Rule 27.5.7 (i) In Wānaka, impacts on the groundwater table, land stability and natural hazard risk.
OS859.8	Urban Intensification Variation	Oppose	That any other necessary, consequential, associated, additional or other relief be made to give effect to the submission
OS859.9	Chapter 4 - Urban Development	Oppose	That Rule 4.4 is opposed to the extent that it relates to Wānaka.
OS859.10	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Oppose	That the Rule is opposed to the extent that it relates to Wānaka.
OS859.11	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That the Rule is opposed to the extent that it applies to Wānaka.
OS859.12	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96	Oppose	That the Rule is opposed to the extent that it applies to Wānaka.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS859.13	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7	Oppose	That the Rule is opposed to the extent that it applies to Wānaka.
OS859.14	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications	Oppose	That Rule 9.6.1.1 is opposed to the extent that it applies to Wānaka.
OS859.15	Chapter 27 - Subdivision and Development	Oppose	That rule 27.5.7 is opposed to the extent that it applies to Wānaka.

Jonathan Sanders

Submitter 860

Original Submission No	Provision	Position	Summary
OS860.1	Urban Intensification Variation	Oppose	That the existing Medium Density Residential Zoned areas in Bridesdale (Queenstown), and in northern Wānaka (The Heights and Clearview) are changed to Lower Density Residential or the building height is lowered to be the same height limit as the low density zone in these areas.
OS860.2	Urban Intensification Variation	Oppose	That Council consider all requests for new urban zonings made in submissions, even if not currently in the urban area as this is a requirement of the National Policy Statement on Urban Development 2020.
OS860.3	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.7	Oppose	That the building height of the Local Shopping Centre Zone at Frankton is increased to 14 metres in Frankton, and lowered in all other areas of the District to 8 metres.
OS860.4	Urban Intensification Variation	Oppose	That there should be a minimum size for residential units in all zones as follows: (a) 30m ² for studio dwellings (b) 45m ² for one or more bedroom dwellings

John Webb

Submitter 861

Original Submission No	Provision	Position	Summary
OS861.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That Arrowtown be excluded from all changes to provisions in the Lower Density Suburban Residential Zone.
OS861.2	Chapter 8 - Medium Density Residential	Oppose	That Arrowtown be excluded from all changes to provisions in the Medium Density Residential Zone.

John Wilson

Submitter 862

Original Submission No	Provision	Position	Summary
OS862.1	Urban Intensification Variation	Oppose	That the increased heights for the Town Centre block from Brownston Street to Ardmore Street is opposed.
OS862.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Oppose	That the increased height in the Medium Density Zone from 7 metres to 12 metres is opposed.
OS862.3	Urban Intensification Variation	Oppose	That Council revise the height allowances in the Medium Density and Town Centre zones and consider the amount flat land in the north, east and south of the Town, and potential rezoning of land for residential use within current height restrictions.
OS862.4	Urban Intensification Variation	Oppose	That profile poles be used to demonstrate compliance with heights

John Rowley

Submitter 863

Original Submission No	Provision	Position	Summary
OS863.1	Chapter 8 - Medium Density Residential	Oppose	That Arrowtown be exempt from the proposed changes to provisions in the Medium Density Residential Zone.
OS863.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That Arrowtown be exempt from the proposed changes to provisions in the Lower Density Suburban Residential Zone.
OS863.3	Urban Intensification Variation	Oppose	That the Arrowtown Design Guidelines 2016 and the current District Plan provisions regarding Arrowtown's development be adhered to and remain unchanged.

John Marris

Submitter 864

Original Submission No	Provision	Position	Summary
OS864.1	Urban Intensification Variation	Oppose	That the proposed variations for urban intensification as they affect Arrowtown be rejected.
OS864.2	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes for the Medium Density Residential Zone in Arrowtown be rejected.
OS864.3	Urban Intensification Variation	Oppose	That Arrowtown be removed from the proposed provision changes.
OS864.4	Chapter 8 - Medium Density Residential	Oppose	That Arrowtown be removed from the proposed changes to provisions in the Medium Density Residential Zone.
OS864.5	Chapter 8 - Medium Density Residential	Oppose	That the planned changes to areas of Medium Density Residential zoning in Arrowtown be withdrawn.
OS864.6	Chapter 7 - Lower Density Suburban Residential	Oppose	That all parts of Arrowtown affected by the proposed variation to the Lower Density Residential Zone be removed from the variation.

John Harrington

Submitter 865

Original Submission No	Provision	Position	Summary
OS865.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS865.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Joanne Blakie

Submitter 866

Original Submission No	Provision	Position	Summary
OS866.1	Urban Intensification Variation	Oppose	That the Urban Intensification Plan be stopped.

Joanne Banks

Submitter 867

Original Submission No	Provision	Position	Summary
OS867.1	Urban Intensification Variation	Oppose	That the proposed district plan variation be withdrawn.
OS867.2	Urban Intensification Variation	Oppose	That the specific provisions, particularly as is relates to Arrowtown is strongly opposed.

Joanna Doggett

Submitter 868

Original Submission No	Provision	Position	Summary
OS868.1	Urban Intensification Variation	Oppose	That the Residential Intensification Variation for Wānaka is not accepted
OS868.2	Urban Intensification Variation	Oppose	That Three Parks would appear a better option allowing for careful planning and lower cost housing
OS868.3	Urban Intensification Variation	Oppose	That the residential intensification variation as it is proposed for Wānaka is opposed.

Jimmy Banks

Submitter 869

Original Submission No	Provision	Position	Summary
OS869.1	Urban Intensification Variation	Oppose	That the Proposed District Plan Variation be withdrawn.

Jillian Tremain

Submitter 870

Original Submission No	Provision	Position	Summary
OS870.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone be rejected.
OS870.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone be rejected.
OS870.3	Urban Intensification Variation	Oppose	That the intensification proposal be dismissed.

Jill McChlery

Submitter 871

Original Submission No	Provision	Position	Summary
OS871.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS871.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS871.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed 12m building height be rejected for Arrowtown.

Jill Brinsdon

Submitter 872

Original Submission No	Provision	Position	Summary
OS872.1	Urban Intensification Variation	Oppose	That Arrowtown be exempt from the proposed Urban Intensification Variation.
OS872.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS872.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Jenny Howitt

Submitter 873

Original Submission No	Provision	Position	Summary
OS873.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS873.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS873.3	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation be rejected.

Jennifer Richardson

Submitter 874

Original Submission No	Provision	Position	Summary
OS874.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS874.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Jeffrey Seymour

Submitter 875

Original Submission No	Provision	Position	Summary
OS875.1	Urban Intensification Variation	Oppose	That 1 Ballantyne Road be considered an important part of the QLDC Parks and Open Space and not be put forward as a Medium Density Zone
OS875.2	Urban Intensification Variation	Oppose	That Urban Intensification as a general concept be rejected for Wānaka
OS875.3	Urban Intensification Variation	Oppose	That residential zoning on Parks or Open Spaces, as acknowledged by QLDC, is inappropriate and the revision of this should be included with this consultation
OS875.4	Urban Intensification Variation	Oppose	That Council lead provision of affordable housing be encouraged near Three Parks

Jeffrey Kenny

Submitter 876

Original Submission No	Provision	Position	Summary
OS876.1	Urban Intensification Variation	Oppose	That the proposed Variation not be implemented in Arrowtown.

J. C. T. Stanley

Submitter 877

Original Submission No	Provision	Position	Summary
OS877.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the 12m height proposal for Arrowtown be rejected.

Jason Ashby On Behalf Of Reid Investment Trust

Submitter 878

Original Submission No	Provision	Position	Summary
OS878.1	Chapter 12 - Queenstown Town Centre	Support	That the increased maximum building heights and simplification of requirements for buildings in the Queenstown Town Centre are generally supported.
OS878.2	Chapter 12 - Queenstown Town Centre	Support	That the exclusion to intensification for the Queenstown Town Centre Historic Heritage Precincts is generally supported.
OS878.3	Chapter 12 - Queenstown Town Centre	Oppose	That the submitter's Site and adjacent properties (11-15, 17, and 19 Rees St) be included in Height Precinct 3, subject to any amendment required to ensure adequate sunlight access to Earnslaw Park and the Lakefront Area.
OS878.4	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8	Oppose	That the building height setback standard apply to main road frontages only, and lanes (such as Cow Lane) be specific exclusions.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS878.5	Urban Intensification Variation	Oppose	That any other relief be made that are necessary to achieve the same effect as matters raised in this submission.
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Jane Lush

Submitter 879

Original Submission No	Provision	Position	Summary
OS879.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS879.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS879.3	Urban Intensification Variation	Oppose	That Council amend the proposal so that provisions for Arrowtown and other small village-like settlements are significantly more sympathetic to the character of these locations and consistent with the views of the local communities.

Holly Hargreaves

Submitter 880

Original Submission No	Provision	Position	Summary
OS880.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed changes to height limit provisions in the Arrowtown Medium Density Residential Zone be rejected.
OS880.2	Chapter 8 - Medium Density Residential	Oppose	That proposed changes which increase intensification in any capacity in the Arrowtown Medium Density Residential Zone be rejected.

Hollie Sutton

Submitter 881

Original Submission No	Provision	Position	Summary
OS881.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS881.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS881.3	Urban Intensification Variation	Oppose	That the proposal is removed, and the District Plan left as it is.

Hilary Finnie

Submitter 882

Original Submission No	Provision	Position	Summary
OS882.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS882.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS882.3	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the urban intensification proposal in its entirety.
OS882.4	Chapter 27 - Subdivision and Development	Oppose	That a reduction of lot dimensions and/or size is supported, conditional on consultation being undertaken with the Arrowtown community on possible amends.
OS882.5	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposal to increase allowable building heights be rejected.
OS882.6	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposal to increase allowable building heights be rejected.

Helen Stark On Behalf Of Kevin Jackson and Kevin Jackson Holdings

Submitter 883

Original Submission No	Provision	Position	Summary
OS883.1	Chapter 13 - Wānaka Town Centre	Support	That the proposed changes to urban intensification in the Wānaka Town Centre are retained as notified, specifically the increase in height restrictions and setbacks.

Helen Jane Kuzma

Submitter 884

Original Submission No	Provision	Position	Summary
OS884.1	Chapter 8 - Medium Density Residential	Oppose	That the history and open nature of the medium density area and its aspect towards the lake and mountains is preserved as it is already intensifying.
OS884.2	Chapter 8 - Medium Density Residential	Oppose	That the special nature and outlook of the original Wānaka town is considered.
OS884.3	Urban Intensification Variation	Oppose	That the proposed heights and intensification is reviewed in the light of the matters covered in this submission.
OS884.4	Urban Intensification Variation	Oppose	That licensed premises are not extended to the Town Centre Overlay area.

Helen Coupe

Submitter 885

Original Submission No	Provision	Position	Summary
OS885.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation is scrapped.

Heather Donald

Submitter 886

Original Submission No	Provision	Position	Summary
OS886.1	Urban Intensification Variation	Oppose	That the urban intensification variation is opposed
OS886.2	Urban Intensification Variation	Oppose	That Wānaka is excluded from the height intensification allowance of 12 metres.
OS886.3	Urban Intensification Variation	Oppose	That Wānaka is kept as a low density area especially in the residential areas.
OS886.4	Urban Intensification Variation	Oppose	That there is plenty of open land close to Wānaka to incorporate medium to high density type apartments etc rather than spoiling the residential zones affected.

Heath Copland

Submitter 887

Original Submission No	Provision	Position	Summary
OS887.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed increase in allowed building heights in Arrowtown's Medium Density Zone be rejected.
OS887.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed increase in allowed building heights in Arrowtown's Lower Density Residential Zone be rejected.
OS887.3	Chapter 8 - Medium Density Residential	Oppose	That Arrowtown be excluded from the proposed changes to provisions in the Medium Density Residential Zone.
OS887.4	Chapter 7 - Lower Density Suburban Residential	Oppose	That Arrowtown be excluded from the proposed changes to provisions in the Lower Density Suburban Residential Zone.

Hayley Beadle

Submitter 888

Original Submission No	Provision	Position	Summary
OS888.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation as it relates to Arrowtown be withdrawn and other solutions considered.

Hamish Sisson

Submitter 889

Original Submission No	Provision	Position	Summary
OS889.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That the exemptions to the recession planes be removed to provide landowner certainty.
OS889.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Support	That if the proposed changes of 300m2 should proceed then the use of recession planes is supported.
OS889.3	Urban Intensification Variation	Oppose	That the implementation of the proposed changes to the district plan is strongly opposed.
OS889.4	Urban Intensification Variation	Oppose	That the exemptions for setback standards in 7.5.6 (a) to (d) be removed.

Gregory Cowles

Submitter 890

Original Submission No	Provision	Position	Summary
OS890.1	Urban Intensification Variation	Oppose	That the proposed urban intensification of the Wānaka Town Center is not supported.
OS890.2	Urban Intensification Variation	Oppose	That QLDC step back from the plan and look at the implication of the intensification of the Wānaka Town Center Zone.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS890.3	Urban Intensification Variation	Oppose	That careful thought and plans be demonstrated around the community needs, car parking and infrastructure.
OS890.4	Urban Intensification Variation	Oppose	That the redirection of Urban Intensification is part of the 3 Parks development rather than the Waterfront.
OS890.5	Urban Intensification Variation	Oppose	That the QLDC redirect planning into retaining and enhancing the Town Center as a boutique, relaxed and people friendly area
OS890.6	Urban Intensification Variation	Oppose	That complete design control and consultation for all Residential and Urban areas are made before any finite conclusions are made.
OS890.7	Urban Intensification Variation	Oppose	That the proposed changes to Residential Zone densities are not supported.

Graham Paape

Submitter 891

Original Submission No	Provision	Position	Summary
OS891.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS891.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS891.3	Urban Intensification Variation	Oppose	That conditions be left as they are.

Graeme Morrison

Submitter 892

Original Submission No	Provision	Position	Summary
OS892.1	Urban Intensification Variation	Oppose	That the Proposed District Plan Urban Intensification plan for Arrowtown be rejected.
OS892.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to the Lower Density Suburban Residential Zone in Arrowtown be rejected.

OS892.3	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the Medium Density Residential Zone in Arrowtown be rejected.
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Graeme Gibbons

Submitter 893

Original Submission No	Provision	Position	Summary
OS893.1	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies	Oppose	That objective 8.2.1 should change to read "encourage <u>local</u> travel".
OS893.2	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies	Oppose	That policy 8.2.1.4 should add back in "detached" as a listed housing form.
OS893.3	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Oppose	That objective 8.2.3 should remove the word <u>reasonable</u> from 2nd line.
OS893.4	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.5	Oppose	That policy 8.2.5.2 should remove "within 800m of a bus stop".
OS893.5	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Oppose	That the wording of paragraph 4 should change to remove the word reasonable from line 2 and change line 3 to read "building" heights will generally be <u>two</u> or three stories.
OS893.6	Chapter 8 - Medium Density Residential	Support	That the expanded Medium Density Residential Zone areas are accepted.
OS893.7	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Oppose	That the increase in height in the MDRZ to 11 + 1m is not accepted.
OS893.8	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Support	That a height increase from 7m to 8m is accepted.
OS893.9	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That the recession plane rules should be re-instated to match the 8m height restriction.

OS893.10	Chapter 8 - Medium Density Residential	Oppose	That every dwelling should be required to have a minimum of one off street vehicle park.
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Graeme Campbell

Submitter 894

Original Submission No	Provision	Position	Summary
OS894.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That building height of 7m be retained between Brownston Street to Tenby Street.

Gillian Paape

Submitter 895

Original Submission No	Provision	Position	Summary
OS895.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS895.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS895.3	Urban Intensification Variation	Oppose	That there be no changes to the Proposed District Plan in relation to Arrowtown.

Gavin Evans

Submitter 896

Original Submission No	Provision	Position	Summary
OS896.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation be withdrawn entirely.

Fran Davies On Behalf Of Heritage New Zealand Pouhere Taonga (HNZPT)

Submitter 897

Original Submission No	Provision	Position	Summary
OS897.1	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	Retain the existing permitted building height standard of 8 metres for sites adjoining a heritage place, including any entry on the List and the District Plan heritage schedule, within the proposed High Density Residential Zone.
OS897.2	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies	Oppose	That the following new policy is included under Objective 9.2.3 to ensure that development is compatible with historic heritage values of adjacent historic heritage: 9.2.3.3 Ensure that development is compatible with the values of adjacent historic heritage.
OS897.3	Urban Intensification Variation	Oppose	That the matters of discretion considered such as the amenity of the subject site and adjacent properties, surrounding character design, dominance relative to neighbouring properties, and consistency with the Residential Zone Design Guide are appropriate and supported.
OS897.4	Urban Intensification Variation	Oppose	That to provide long term certainty that any potential effects on historic heritage are appropriately managed, heritage item should be included in the District Plan Heritage Schedule.
OS897.5	Urban Intensification Variation	Support	That the Councils approach to exclusions or partial exclusions to intensification, particularly where the Council has decided to refrain from introducing provisions that may adversely impact on the historic heritage values.

Fabiana Preston

Submitter 898

Original Submission No	Provision	Position	Summary
OS898.1	Urban Intensification Variation	Oppose	That the proposed changes to provisions in the Urban Intensification Variation relating to Arrowtown be removed.

Erica Johnston

Submitter 899

Original Submission No	Provision	Position	Summary
OS899.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS899.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS899.3	Urban Intensification Variation	Oppose	That the Variation be rejected for Arrowtown.

Emma Russell

Submitter 900

Original Submission No	Provision	Position	Summary
OS900.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS900.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS900.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed variation to allow a 12m building height be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS900.4	Urban Intensification Variation	Oppose	That urban intensification for Arrowtown be rejected.
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Elma Haydon

Submitter 901

Original Submission No	Provision	Position	Summary
OS901.1	Urban Intensification Variation	Oppose	That the Variation be rejected.
OS901.2	Urban Intensification Variation	Oppose	That the Council prevent the possibility of medium and high density intensification in Arrowtown.

Elizabeth Ross

Submitter 902

Original Submission No	Provision	Position	Summary
OS902.1	Urban Intensification Variation	Oppose	That the proposed Variation to the QLDC District Plan be rejected.
OS902.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed change to height restrictions in Arrowtown be rejected.
OS902.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed change to height restrictions in Arrowtown be rejected.
OS902.4	Urban Intensification Variation	Oppose	That Arrowtown be removed from the proposed Variation.

Eleanor and Bruce Timpany

Submitter 903

Original Submission No	Provision	Position	Summary
OS903.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the increase in building heights is opposed in the old commercial areas around Helwick Street and Ardmore Road.

Edwin Gerrick Tremain

Submitter 904

Original Submission No	Provision	Position	Summary
OS904.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS904.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS904.3	Urban Intensification Variation	Oppose	That any intensification, urban and rural, of Arrowtown be rejected.
OS904.4	Urban Intensification Variation	Oppose	That the proposal be withdrawn.

E. M. Hay On Behalf Of E M Hay Trust

Submitter 905

Original Submission No	Provision	Position	Summary
OS905.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed 12m building height in Arrowtown be rejected.
OS905.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That 12m buildings in Arrowtown be restricted to the affordable housing area behind the golf course.

Diane Brash

Submitter 906

Original Submission No	Provision	Position	Summary
OS906.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS906.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

OS906.3	Urban Intensification Variation	Oppose	That Arrowtown be removed from the proposed Urban Intensification Variation.
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Diana Holden

Submitter 907

Original Submission No	Provision	Position	Summary
OS907.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS907.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS907.3	Urban Intensification Variation	Oppose	That the proposed Variation for Urban Intensification as it affects Arrowtown be withdrawn.

Denise Heckler

Submitter 908

Original Submission No	Provision	Position	Summary
OS908.1	Urban Intensification Variation	Oppose	That the proposed intensification variation for Arrowtown be rejected.
OS908.2	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to Medium Density Housing be declined.

David Varney

Submitter 909

Original Submission No	Provision	Position	Summary
OS909.1	Urban Intensification Variation	Oppose	That the proposed variations be rejected and the existing rules that have been derived from extensive scrutiny and submissions from the community be maintained.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS909.2	Urban Intensification Variation	Oppose	That design changes should be implemented in greenfield developments such as Three Parks that are removed from the landscape of Lake Wānaka
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David Murphy

Submitter 910

Original Submission No	Provision	Position	Summary
OS910.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed 12m height in Arrowtown is rejected.

Danielle Hannan

Submitter 911

Original Submission No	Provision	Position	Summary
OS911.1	Chapter 13 - Wānaka Town Centre	Support	That all variations proposed for the intensification of the Wānaka Town Centre are supported.
OS911.2	Urban Intensification Variation	Oppose	That where new developments occur, ensure that there are incentives to provide long term housing for locals rather than increasing the number of AirBnbs and other short term holiday accommodation.
OS911.3	Urban Intensification Variation	Oppose	That the intensification must occur alongside incentives for alternative forms of low emissions transport.
OS911.4	Urban Intensification Variation	Oppose	That the new developments are fitting with the existing landscape and are done in a way that enhances the visual amenity of the town centre.

Daniel and Lana Cruickshank

Submitter 912

Original Submission No	Provision	Position	Summary
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Urban Intensification – Summary of Decisions Requested 16 May 2024

OS912.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.2	Oppose	That the existing height 7m limit for sloping sites be retained.
OS912.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That the existing recession plane exemption for sloping sites be retained.
OS912.3	Chapter 9 - High Density Residential	Support	That the proposed changes to the High Density Residential Zone are supported.

Cushla Hooper

Submitter 913

Original Submission No	Provision	Position	Summary
OS913.1	Urban Intensification Variation	Oppose	That the proposed urban intensification in Arrowtown not go ahead.

Craig Jenkinson

Submitter 914

Original Submission No	Provision	Position	Summary
OS914.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS914.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS914.3	Urban Intensification Variation	Oppose	That the proposed Variation be rejected.
OS914.4	Urban Intensification Variation	Oppose	That the proposal be completely overhauled to better reflect the desires and needs of residents.

Colin Donald

Submitter 915

Original Submission No	Provision	Position	Summary
OS915.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation not take effect in the areas classed as residential in Wānaka
OS915.2	Urban Intensification Variation	Oppose	That alternative areas around Wānaka and the outskirts be used for buildings up to 12 metres
OS915.3	Urban Intensification Variation	Oppose	That Council stop the Urban Intensification proposal.

Clint Sanson

Submitter 916

Original Submission No	Provision	Position	Summary
OS916.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all proposed changes to the low density zone in Arrowtown be removed.
OS916.2	Chapter 8 - Medium Density Residential	Oppose	That all proposed changes to the medium density zone in Arrowtown be removed.

Claire Heenan

Submitter 917

Original Submission No	Provision	Position	Summary
OS917.1	Urban Intensification Variation	Oppose	That Arrowtown be removed from the proposed Variation.
OS917.2	Urban Intensification Variation	Oppose	That Government be sent a strong message that such a proposal is totally unacceptable to the people of Arrowtown.
OS917.3	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.

OS917.4	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
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Christopher Winstanley

Submitter 918

Original Submission No	Provision	Position	Summary
OS918.1	Urban Intensification Variation	Oppose	That these variations be rejected, and existing rules be maintained.
OS918.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That these variations be rejected, and existing rules be maintained.
OS918.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That these variations be rejected, and existing rules be maintained.
OS918.4	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That these variations be rejected, and existing rules be maintained.
OS918.5	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That these variations be rejected, and existing rules be maintained.

Christine Ryan

Submitter 919

Original Submission No	Provision	Position	Summary
OS919.1	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the proposed Urban Intensification Variation to the district plan.
OS919.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS919.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Suburban Residential Zone relating to Arrowtown be rejected.

Christian Percasky

Submitter 920

Original Submission No	Provision	Position	Summary
OS920.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That no changes be made to provisions in Lower Density Suburban Residential Zone relating to Arrowtown.
OS920.2	Chapter 8 - Medium Density Residential	Oppose	That no changes be made to provisions in Medium Density Residential Zone relating to Arrowtown.

Cherilyn Walthew On Behalf Of Hāwea Community Association

Submitter 921

Original Submission No	Provision	Position	Summary
OS921.1	Urban Intensification Variation	Oppose	That the Queenstown Lakes District Council declines to include Lake Hāwea South in the Variation

Charlotte Fleck

Submitter 922

Original Submission No	Provision	Position	Summary
OS922.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS922.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS922.3	Urban Intensification Variation	Oppose	That this be rejected in all respects.

Loman Carl-Johan

Submitter 923

Original Submission No	Provision	Position	Summary
OS923.1	Urban Intensification Variation	Oppose	That Queenstown, and Queenstown Hill in particular be exempt from the Urban Intensification Variation
OS923.2	Urban Intensification Variation	Oppose	That Arrowtown is a long established tourist town and should be exempt from the Variation
OS923.3	Urban Intensification Variation	Oppose	That there are other areas more suited to Urban Intensification, including Gorge Road, Frankton's Remarkables Park and 5 Mile (Queenstown Central)

Carey Vivian On Behalf Of Kelvin Peninsula Community Association (KPCA)

Submitter 924

Original Submission No	Provision	Position	Summary
OS924.1	Urban Intensification Variation	Oppose	That prior to implementing any rules to intensify the Lower Density Residential Zone on the Kelvin Peninsula that a plan be developed which addresses the matter listed in the submission around footpaths and cycleways and enhancing or improving facilities or amenities to cope with these increased numbers of people.
OS924.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards	Oppose	That the proposed changes to 7.5.1 and 7.5.5 (as they relate to the Kelvin Peninsula) be declined and the status quo retained.
OS924.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed changes to Rule 8.5.1 (as it relates to the Kelvin Peninsula) be declined and the status quo retained.
OS924.4	Chapter 15 - Local Shopping Centre	Oppose	That the proposed changes to Rule 15.5.7 (as it relates to the Kelvin Peninsula) be declined and the status quo retained.

Zone > 15.5 Rules -
Standards > 15.5.7

Cameron Nicolson

Submitter 925

Original Submission No	Provision	Position	Summary
OS925.1	Urban Intensification Variation	Oppose	That Arrowtown be protected and therefore granted an exemption from the Variation process.
OS925.2	Urban Intensification Variation	Oppose	That the Variation be rejected.
OS925.3	Urban Intensification Variation	Oppose	That Council use Akaroa as an example where Christchurch Council chose to recognise its uniqueness and protect it.
OS925.4	Urban Intensification Variation	Oppose	That the Arrowtown Design Guidelines 2016 should be respected and followed for a much better handling of all proposed future development in Arrowtown.

Stella Hrstich On Behalf Of Stella Hrstich and Bruce Clark

Submitter 926

Original Submission No	Provision	Position	Summary
OS926.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed changes to Rule 8.5.1 resulting in height increasing from 7m to 11m+1m be removed as they related to Arrowtown.
OS926.2	Urban Intensification Variation	Oppose	That the proposed changes to increased height in Arrowtown are opposed.

Bronyn Teat

Submitter 927

Original Submission No	Provision	Position	Summary
OS927.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the proposed heights in the Wānaka Town Centre are opposed.
OS927.2	Chapter 8 - Medium Density Residential	Oppose	That the MDRZ is kept in Three Parks and Anderson Road areas and lower areas are not made higher
OS927.3	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the Central Business District height remain at 12 metres
OS927.4	Urban Intensification Variation	Oppose	That the 12 metre height limit is retained in the High Density Residential Zone and the Medium Density Residential Zone as exists in Wānaka
OS927.5	Urban Intensification Variation	Oppose	That the High Density Residential Zone along Lakeside Road should be 12 metres.
OS927.6	Urban Intensification Variation	Oppose	That the height in Three Parks should be 12 metres
OS927.7	Urban Intensification Variation	Oppose	That high density buildings and housing are kept back from the lake fronts in Wānaka and Hāwea to keep to 2020 plan.
OS927.8	Urban Intensification Variation	Oppose	That the High Density Residential Zone is kept in Three Parks, the Anderson Road area and outskirts.

Briar Russell

Submitter 928

Original Submission No	Provision	Position	Summary
OS928.1	Urban Intensification Variation	Oppose	That urban intensification of Arrowtown is stopped.
OS928.2	Urban Intensification Variation	Oppose	That urban intensification be confined to new subdivisions.
OS928.3	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS928.4	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS928.5	Urban Intensification Variation	Oppose	That the proposed 3 storey sections is opposed.

Brendon McIntosh

Submitter 929

Original Submission No	Provision	Position	Summary
OS929.1	Urban Intensification Variation	Oppose	That the building code be more stringent to ensure the historic essence of the village is maintained.
OS929.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS929.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS929.4	Urban Intensification Variation	Oppose	That the proposed Plan is opposed.

Brenda Jessup On Behalf Of Brenda Jessup, Anthony Lunch, Alfred Lynch, Otis Lynch

Submitter 930

Original Submission No	Provision	Position	Summary
OS930.1	Urban Intensification Variation	Support	That the plan change is retained as notified
OS930.2	Urban Intensification Variation	Oppose	That intensification should be well thought out to fully achieve the benefits of having people living in close proximity with rules that do not allow cheap nasty apartment styles.
OS930.3	Urban Intensification Variation	Oppose	That the issue with holiday homes is addressed with a vacant property tax

OS930.4	Urban Intensification Variation	Oppose	That consideration is given to unintended consequences such as noise rules to ensure that there is life in town.
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Bonnie Jean Bond

Submitter 931

Original Submission No	Provision	Position	Summary
OS931.1	Urban Intensification Variation	Oppose	That the Variation as it applies to Arrowtown be abandoned.
OS931.2	Urban Intensification Variation	Oppose	That Council explore, in consultation with the community, locations in the district where higher density housing can be planned and implemented from scratch, rather than destroying the character and amenity of existing residential areas.
OS931.3	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS931.4	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS931.5	Urban Intensification Variation	Oppose	That there are greenfield sites in the district ready for development.

Bob Howitt

Submitter 932

Original Submission No	Provision	Position	Summary
OS932.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That 12m high structures in Arrowtown be rejected.
OS932.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS932.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Blake Holden

Submitter 933

Original Submission No	Provision	Position	Summary
OS933.1	Urban Intensification Variation	Oppose	That the proposed Variation for urban intensification be withdrawn for Arrowtown.
OS933.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to the Lower Density Suburban Residential Zone as they relate to Arrowtown is opposed.
OS933.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to the Medium Density Residential Zone as they relate to Arrowtown is opposed.

Beverley Noble

Submitter 934

Original Submission No	Provision	Position	Summary
OS934.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the local authority do whatever it takes to prevent greater building heights.
OS934.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the local authority do whatever it takes to prevent greater building heights.
OS934.3	Urban Intensification Variation	Oppose	That the proposed provision changes of the Urban Intensification Variation as they relate to Arrowtown be rejected.
OS934.4	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to the Lower Density Suburban Residential Zone as they relate to Arrowtown are opposed.
OS934.5	Chapter 8 - Medium Density Residential	Oppose	That all changes to the Medium Density Residential Zone as they relate to Arrowtown are opposed.

Benjamin Davies

Submitter 935

Original Submission No	Provision	Position	Summary
OS935.1	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the proposed Urban Intensification Plan.
OS935.2	Urban Intensification Variation	Oppose	That the inclusion of Arrowtown in the proposed variation is moderately opposed.

Ben Miller

Submitter 936

Original Submission No	Provision	Position	Summary
OS936.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the Medium Density Residential Zone in Arrowtown be completely and totally withdrawn in their entirety.
OS936.2	Urban Intensification Variation	Oppose	That Arrowtown's character be protected across all zones, not just the historic zone.

Arthur Murphy

Submitter 937

Original Submission No	Provision	Position	Summary
OS937.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the 12m height proposal in the Arrowtown residential area be rejected.

Allan Brash

Submitter 938

Original Submission No	Provision	Position	Summary
OS938.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation in relation to Arrowtown not proceed.
OS938.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS938.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Antonia Beaton

Submitter 939

Original Submission No	Provision	Position	Summary
OS939.1	Urban Intensification Variation	Oppose	That the proposed Variation for Arrowtown be withdrawn.
OS939.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS939.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Ann-Louise Stokes

Submitter 940

Original Submission No	Provision	Position	Summary
OS940.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation is rejected in its entirety and that Three Parks is the place for urban intensification.

Anna-Marie Chin

Submitter 941

Original Submission No	Provision	Position	Summary
OS941.1	Urban Intensification Variation	Oppose	That the variation be retracted in its entirety
OS941.2	Urban Intensification Variation	Oppose	That Arrowtown and Lake Hāwea are outside the requirements of the NPS-UD and should not be included in the Urban Intensification Variation
OS941.3	Urban Intensification Variation	Oppose	That the variation should be removed as it is not in accordance with the National Policy Statement on Urban Development
OS941.4	Urban Intensification Variation	Oppose	That intensification at this scale is best to happen in new greenfield sites
OS941.5	Urban Intensification Variation	Oppose	That Council should have undertaken an assessment of the implications and effects of the Variation and rejected the Variation at that point.

Andy Hooper

Submitter 942

Original Submission No	Provision	Position	Summary
OS942.1	Urban Intensification Variation	Oppose	That the proposed urban intensification not proceed in Arrowtown.

Andrew Wall

Submitter 943

Original Submission No	Provision	Position	Summary
OS943.1	Urban Intensification Variation	Oppose	That a proper analysis of the tourist accommodation available compared to housing for residents be considered.

OS943.2	Urban Intensification Variation	Oppose	That the Council withdraw the Variation pursuant to clause 8D of the RMA and undertake a proper analysis.
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Andrew and Helen Batey

Submitter 944

Original Submission No	Provision	Position	Summary
OS944.1	Urban Intensification Variation	Oppose	That Arrowtown be removed from the proposed Variation for Urban Intensification.
OS944.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS944.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Amelia Kinnaird

Submitter 945

Original Submission No	Provision	Position	Summary
OS945.1	Urban Intensification Variation	Oppose	That the variation/proposal be withdrawn entirely.

Amanda Bannatyne

Submitter 946

Original Submission No	Provision	Position	Summary
OS946.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS946.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Alyssia Nicolson

Submitter 947

Original Submission No	Provision	Position	Summary
OS947.1	Urban Intensification Variation	Oppose	That an exemption to the Urban Intensification Variation be made for Arrowtown to remain low density.
OS947.2	Urban Intensification Variation	Oppose	That the Variation be rejected.

Alison Devlin On Behalf Of Willowridge Developments, Orchard Road Holdings Limited, Three Parks Properties Limited (hereon referred to as 'Willowridge')

Submitter 948

Original Submission No	Provision	Position	Summary
OS948.1	Urban Intensification Variation	Oppose	That Willowridge supports the principle of urban intensification in general but submits the proposed variation needs to be refined to ensure urban intensification occurs in appropriate locations.
OS948.2	Urban Intensification Variation	Support	That the Variation be accepted subject to the relief sought in the submission.
OS948.3	Chapter 2 - Definitions > 2.1 Definitions > Habitable Room	Oppose	That the definition is amended to include kitchens over 20m ² and that clarification is required as to whether a open plan kitchen, living room and dining room would be considered as a single habitable room.
OS948.4	Chapter 2 - Definitions > 2.1 Definitions > Outlook Space	Oppose	That the definition is amended to enable outlook space to be measured from any window and to clarify what is intended by 'unobstructed'.
OS948.5	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the 7m height limit for the Lower Density Residential Zone in Wānaka is retained.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS948.6	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Support	The rule is accepted insofar as it relates to Three Parks, Wānaka.
OS948.7	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Oppose	That the proposed increased height limit should not apply to the area south of the Wānaka town centre.
OS948.8	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.6	Oppose	That the Outlook Space rule is rejected along with any other consequential amendments.
OS948.9	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That the rule is amended to provide for a 16m maximum height in the HDRZ at Three Parks.
OS948.10	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Oppose	That the outlook space rule is rejected along with any other consequential amendments.
OS948.11	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10 > 13.5.2.10	Oppose	That the rule is amended to set the maximum permitted height for buildings in Wānaka town centre at 12m with 16m as a restricted discretionary activity.
OS948.12	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.15	Oppose	That the Outlook Space rule is rejected along with any other consequential amendments.
OS948.13	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.16	Oppose	That the Minimum Ground Floor Height be rejected.
OS948.14	Chapter 16 - Business Mixed Use > 16.2 Objectives and Policies > Policies > 16.2.2.1	Oppose	That proposed new policy 16.2.2.1 be rejected.
OS948.15	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.9	Support	That the rule is accepted insofar as it relates to the Business Mixed Use Zone in Three Parks.
OS948.16	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the current LDRZ site size of 450m ² is retained and any other consequential amendments; and that the rule is amended to provide for 250m ² as the minimum lot size for the HDRZ and any other consequential amendments.
OS948.17	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed minimum lot dimensions in the HDRZ be removed/rejected to reflect the minimum lot size in the HDRZ sought and enable more flexibility in subdivision design.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS948.18	Urban Intensification Variation	Oppose	That the Maps be amended to rezone all the LDRSZ at Three Parks as MDRZ or alternatively that the LDRSZ rules, as they relate to Three Parks, should be amended to provide for a multi unit development as a permitted activity and a maximum height of 12m.
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Alex and Joan Smith

Submitter 949

Original Submission No	Provision	Position	Summary
OS949.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation for Arrowtown be rejected.
OS949.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the decision to allow 12 metre high buildings in the area the submitter owns a property is opposed.

Alanna Harrington

Submitter 950

Original Submission No	Provision	Position	Summary
OS950.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to the Low Density Zone in Arrowtown be withdrawn.
OS950.2	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the Medium Density Zone in Arrowtown be withdrawn.
OS950.3	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the intensification process.
OS950.4	Urban Intensification Variation	Oppose	That the proposed variations are opposed.

Susan Ross

Submitter 951

Original Submission No	Provision	Position	Summary
OS951.1	Urban Intensification Variation	Oppose	That the status quo remain until a full depth investigation into this issue is carried out and publicly debated and the Queenstown Lakes District Council obtain a mandate from ratepayers for the changes to height restrictions
OS951.2	Urban Intensification Variation	Oppose	That in the event that the commissioners consider an increase in building height is justified, an increase to a maximum of 10m (a 30% increase on the building height currently applicable to the Park St, Brisbane St, Veint Crescent block) for an interim of 5 years to consider more fully the effects of these proposed changes.

Sue Knowles On Behalf Of Lady Janet Edgar

Submitter 952

Original Submission No	Provision	Position	Summary
OS952.1	Urban Intensification Variation	Oppose	That Queenstown Village, its surrounds and Queenstown Hill in particular should be exempt from the Urban Intensification Variation (UIV).
OS952.2	Urban Intensification Variation	Oppose	That Arrowtown being a long established tourist town should be exempt from the Urban Intensification Variation (UIV).

Sue and Bob Moore

Submitter 953

Original Submission No	Provision	Position	Summary
OS953.1	Urban Intensification Variation	Oppose	That buildings of up to 12m in residential central Wānaka is strongly opposed

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS953.2	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That buildings of up to 16.5m in central business areas of Wānaka is strongly opposed
OS953.3	Urban Intensification Variation	Oppose	That Three Parks, rather than Wānaka Central, should be the place for residential intensification.

Stephen Rogers

Submitter 954

Original Submission No	Provision	Position	Summary
OS954.1	Urban Intensification Variation	Oppose	That the Variation be withdrawn, especially in relation to Arrowtown.
OS954.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS954.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Stephanie White

Submitter 955

Original Submission No	Provision	Position	Summary
OS955.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be removed.
OS955.2	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to provisions in the Medium Density Residential Zone relating to Arrowtown be removed.

Simon Peirce On Behalf Of A & F McRae, R & S Morrison, C & L Weastell, G Shaw, S McRae, and J & W Costeloe

Submitter 956

Original Submission No	Provision	Position	Summary
OS956.1	Urban Intensification Variation	Oppose	That the proposed MDRZ rezoning is opposed in the area bounded by Plantation Road (north), SH84 roundabout (east), Hedditch Street (south) and Lismore Park (west) on the basis that there is not a demonstrated high accessibility and relative demand for MDRZ in the area.
OS956.2	Urban Intensification Variation	Support	That the proposed MDRZ over the area which obtains access directly from Hedditch Street as set out in the submission is supported.
OS956.3	Urban Intensification Variation	Oppose	That the existing LDRZ in the area bounded by Plantation Road (north), SH84 roundabout (east), Hedditch Street (south) and Lismore Park (west) is retained. In the alternative, that the proposed rezoning of MDRZ is narrowed so that it is only over those areas that can be accessed from Hedditch Street, with the balance area retaining the LDRZ.
OS956.5	Urban Intensification Variation	Oppose	<p>That in addition to, or in the alternative to narrowing the proposed MRDZ rezoning, that the area is upzoned to MDRZ with bespoke controls that maintain existing sunlight, privacy and outlook through amendments to the following provisions:</p> <ul style="list-style-type: none"> (i) Rule 8.4.10 Residential unit - including through amendments to recognise residential amenity values for neighbouring sites; (ii) Rule 8.5.5 Density - retain this provision; (iii) Rule 8.5.7 Recession plane - retaining the existing recession plane rule; and (iv) Rule 8.6.1.1 which restricts written approval of affected persons.

OS956.6	Urban Intensification Variation	Oppose	That any further or consequential relief to provisions of the MDRZ Chapter or LDRZ Chapter are sought to give effect to the concerns raised in this submission.
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Simon Peirce On Behalf Of Kathryn and Guy Wigley

Submitter 957

Original Submission No	Provision	Position	Summary
OS957.1	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the inclusion of Rule 9.4.5(a)(i) is supported on the basis that it seeks to ensure a high level of amenity is retained.
OS957.2	Urban Intensification Variation	Oppose	That a high level of amenity is maintained throughout the Variation
OS957.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Oppose	That Policy 9.2.3.2 is not deleted and instead amended as follows: <u>Ensure built form provides a high level of residential amenity for occupants of neighbouring properties the amenity values of neighbours are adequately maintained.</u>
OS957.4	Chapter 9 - High Density Residential	Oppose	That in the event the relief sought in the submission is rejected, that the proposed amendments to the HDRZ be similarly rejected.
OS957.5	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.2.1	Oppose	That the proposed change to Policy 9.2.2.1(e) is rejected or amended to appropriately consider the amenity of neighbouring residents.
OS957.6	Chapter 9 - High Density Residential > 9.2 Objectives and Policies	Support	That Objective 9.2.3 is retained, or amended to ensure that a high level of amenity is provided to neighbouring residents.
OS957.7	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Oppose	That in Policy 9.2.3.1 the text "is provided for" is rejected and reinstated with "will be maintained".
OS957.8	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Oppose	That Policy 9.2.3.2 is reinstated to ensure vertical integration with the proposed Rule 9.4.5(a)
OS957.9	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the inclusion of additional matter of discretion (a) is supported on the basis that it seeks to provide a high level of residential

Urban Intensification – Summary of Decisions Requested 16 May 2024

			amenity for occupants of the subject site and neighbouring properties.
OS957.10	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Oppose	That the proposed height increase is rejected or amended to such a level that can appropriately provide for existing amenity.
OS957.11	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Oppose	That the building height on sloping sites rule in Rule 9.5.3 is retained
OS957.12	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.36	Oppose	That the proposed changes to 9.5.3 are rejected or amended to reduce the recession plane height and plane angle.
OS957.13	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7	Oppose	That Rule 9.5.7 is rejected or accepted to provide any further other or consequential relief to give effect to the submission.
OS957.14	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Oppose	That the proposed changes to Rule 9.5.8 are rejected, or amended to provide for a greater outlook for proposed units.
OS957.15	Chapter 9 - High Density Residential	Oppose	That any further, other or consequential relief to provisions of the HDRZ that may be required to give effect to the general reasons and concerns raised in this submission.

Simon Everest

Submitter 958

Original Submission No	Provision	Position	Summary
OS958.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation for Arrowtown be rejected.
OS958.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed height increase for Arrowtown be rejected.
OS958.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed height increase for Arrowtown be rejected.

Sharon Davies

Submitter 959

Original Submission No	Provision	Position	Summary
OS959.1	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the proposed Urban Intensification Variation.
OS959.2	Urban Intensification Variation	Oppose	That the heritage and character of all of Arrowtown be maintained, and the design standards guidelines from 2016 (updated in 2023) be followed.
OS959.3	Urban Intensification Variation	Oppose	That there are more suitable locations for intensification such as Lake Hayes, Hanley Farm and Five Mile.

Sharon Burns

Submitter 960

Original Submission No	Provision	Position	Summary
OS960.1	Urban Intensification Variation	Oppose	That the proposed district plan changes which allow for intensification of the Wānaka Township is formally objected.
OS960.2	Urban Intensification Variation	Oppose	That three parks is where the increase heights and development should stay for the time being.

Sean Boyle

Submitter 961

Original Submission No	Provision	Position	Summary
OS961.1	Urban Intensification Variation	Oppose	That more information be gathered from the Arrowtown community, the potential impacts of this Variation re-visited, and the community heard.

OS961.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS961.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Scott Freeman On Behalf Of Zingela Limited

Submitter 962

Original Submission No	Provision	Position	Summary
OS962.1	Urban Intensification Variation	Support	That the overall intent of the Variation is supported.
OS962.2	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Support	That the deletion of 'low rise' in the second paragraph under the High Density Residential Zone Purpose be retained as notified.
OS962.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Support	That the amendments to Policy 9.2.3.1, in particular the deletion of the words 'will be maintained', be retained as notified.
OS962.4	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Support	That the deletion of Policy 9.2.3.2 be retained as notified.
OS962.5	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the amendments to Rule 9.4.5 be retained as notified.
OS962.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Support	That the permitted building height of 16.5m via Rule 9.5.1.1 (and by default, the deletion of certain existing height rules within the HDRZ) be retained as notified.
OS962.7	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Support	That the new recession planes that apply via Rule 9.5.3 to all land within the HDRZ (with the exception of land located at Frankton North) be retained as notified.
OS962.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96 > 9.5.96.1	Support	That the amended minimum boundary setbacks as proposed within Rule 9.5.6.1 be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS962.9	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7 > 9.5.7.1	Support	That Rule 9.5.7.1 be retained as notified.
OS962.10	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That the inclusion of Outlook Space as per Rule 9.5.8 be retained as notified.
OS962.11	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.1.2	Support	That the amended Rule 9.6.1.2 that now specifies a 16.5m height limit be retained as notified.
OS962.12	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.2.1	Support	That the amended Rule 9.6.2.1 that now includes 'building height setback at upper floors' be retained as notified.
OS962.13	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 be retained as notified.
OS962.14	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) be retained as notified
OS962.15	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Policy 27.7.32, deleting the words 'infilling development' and replacing such with 'residential development" be retained as notified.
OS962.16	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed changes to Rule 27.6.1 that increase the minimum vacant lot size within the HDRZ be rejected.
OS962.17	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed changes to Rule 27.7.30 which increase the square platform requirement when creating lots within the HDRZ be rejected.
OS962.18	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That the 20% minimum landscaped (permeable) surface via Rule 9.5.4 be reduced to 15% or the activity status if this rule is breached be lowered to that of a restricted discretionary activity.
OS962.19	Urban Intensification Variation	Oppose	That any consequential or alternative amendments be made that are necessary to give effect to the matters raised in the submission.
OS962.20	Urban Intensification Variation	Oppose	That existing minimum vacant lot size and square platform requirement within the PDP are maintained (and the proposed changes in the variation are rejected).

Scott Freeman On Behalf Of Wimbledon Investments Limited

Submitter 963

Original Submission No	Provision	Position	Summary
OS963.1	Chapter 16 - Business Mixed Use > 16.2 Objectives and Policies > Policies > 16.2.2.9	Support	That Provision 16.2.2.9 that seeks to allow 16.5m buildings within Gorge Road Business Mixed-Use Zone be retained as notified.
OS963.2	Chapter 16 - Business Mixed Use > 16.2 Objectives and Policies > Policies > 16.2.4.2	Support	That Provision 16.2.4.1 that seeks to allow 16.5m buildings within Gorge Road Business Mixed-Use Zone be retained as notified.
OS963.3	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.1 > 16.5.1.1	Oppose	That the proposed amendment to Rule 16.5.1.1 to delete the words 'or separated by a road from a residential zone' is retained as notified.
OS963.4	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.1 > 16.5.1.1	Support	That the relaxation of recession plane standards (16.5.1.1) when measured from either the High Density Residential Zone, Medium Density Residential Zone and Lower Density Suburban Residential Zone be retained as notified.
OS963.5	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.8 > 16.5.8.1	Support	That the proposed permitted building height of 16.5m (16.5.8.1) be retained as notified.
OS963.6	Chapter 16 - Business Mixed Use > 16.6 Rules - Non-Notification of Applications > 16.6.2 > 16.6.2.2	Support	That the provision (16.6.2.2) which states that building height between 16.5m and 20m within the Business Mixed-Use Zone in Queenstown shall not require written approval of other persons and shall not be notified or limited notified be retained as notified.
OS963.7	Chapter 16 - Business Mixed Use > 16.6 Rules - Non-Notification of Applications > 16.6.3 > 16.6.3.1	Support	That the removal of the words 'or separated by a road from' in Provision 16.6.3.1 be retained as notified.
OS963.8	Urban Intensification Variation	Oppose	That such further consequential or alternative amendments necessary be made to give effect to the submission and matters raised in the submission.

OS963.9	Urban Intensification Variation	Support	That the proposed changes to the Business Mixed Use Zone are necessary to most appropriately give effect to the order provisions in the Proposed District Plan, the relevant objectives and policies within the Zone, and ultimately Part 2 of the Act.
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Scott Freeman On Behalf Of Wakatipu Property Investments Limited

Submitter 964

Original Submission No	Provision	Position	Summary
OS964.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.
OS964.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.
OS964.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.
OS964.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.
OS964.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.
OS964.6	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS964.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.
OS964.8	Chapter 12 - Queenstown Town Centre > 12.4 Rules - Activities > 12.4.7	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.
OS964.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8	Support	That the deletion of Rule 12.5.8, in particular Rule 12.5.8.6, be retained as notified.
OS964.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Support	That the replaced Rule 12.5.9, in particular the inclusion of the site (19 Rees St, Queenstown) within Height Precinct 2 and the applicable 12m height limit as expressed by Rule 12.5.9.1(ii), be retained as notified.
OS964.11	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8 > 12.5.8.1	Oppose	That the required setback in Rule 12.5.8.1 be reduced from 4m to 2m, or alternatively if rule 12.5.8.1 (and by virtue Rule 12.5.8.2) is to remain as presently proposed, that this rule be added to Rule 12.6.2 which deals with non-notification of applications for Restricted Discretionary activities.
OS964.12	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.
OS964.13	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.
OS964.14	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Trojan Holdings Limited - 97, 101, 103, 109, 116, 120 and 121 Gorge Rd

Submitter 965

Original Submission No	Provision	Position	Summary
OS965.1	Chapter 16 - Business Mixed Use > 16.2 Objectives and Policies	Support	That amendments to Policies 16.2.2.9 and 16.2.4.1 that seek to allow 16.5m buildings within the Gorge Road BMUZ be retained as notified.
OS965.2	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.1 > 16.5.1.1	Support	That amendments to Rule 16.5.1.1 which delete the words 'or separated by a road from a residential zone' and relax height recession planes when measured from the High Density Residential Zone, Medium Density Residential Zone and Lower Density Suburban Residential Zone, be retained as notified.
OS965.3	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.8 > 16.5.8.1	Support	That Rule 16.5.8.1, which provides a permitted building height of 16.5m, be retained as notified.
OS965.4	Chapter 16 - Business Mixed Use > 16.6 Rules - Non-Notification of Applications > 16.6.2 > 16.6.2.2	Support	That Rule 16.6.2.2, which states that building heights between 16.5m and 20m within the BMUZ in Queenstown shall not require the written approval of other persons and shall not be notified or limited notified, be retained as notified.
OS965.5	Chapter 16 - Business Mixed Use > 16.6 Rules - Non-Notification of Applications > 16.6.3 > 16.6.3.1	Support	That the deletion of the words 'or separated by a road from' within Rule 16.6.3.1 be retained as notified.
OS965.6	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Trojan Holdings Limited - 68 and 70 Memorial St

Submitter 966

Original Submission No	Provision	Position	Summary
OS966.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.
OS966.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.
OS966.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.
OS966.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.
OS966.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.
OS966.6	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.
OS966.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.
OS966.8	Chapter 12 - Queenstown Town	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Centre > 12.4 Rules - Activities > 12.4.7		
OS966.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Support	That the replaced Rule 12.5.9, in particular the inclusion of the site (68 and 70 Memorial St, Queenstown) within Height Precinct 4 and the applicable 24m height limit as expressed by Rule 12.5.9.1(iv), be retained as notified.
OS966.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8 > 12.5.8.2	Oppose	That the required setback in Rule 12.5.8.2 be reduced from 6m to 2m, or alternatively if Rule 12.5.8.2 (and by virtue Rule 12.5.8.1) is to remain as presently proposed, that this rule be added to Rule 12.6.2 which deals with non-notification of applications for Restricted Discretionary activities.
OS966.11	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.
OS966.12	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.
OS966.13	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Trojan Holdings Limited - 25 Camp St, 7 and 9 Duke St

Submitter 967

Original Submission No	Provision	Position	Summary
OS967.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.
OS967.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS967.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.
OS967.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.
OS967.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.
OS967.6	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.
OS967.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.
OS967.8	Chapter 12 - Queenstown Town Centre > 12.4 Rules - Activities > 12.4.7	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.
OS967.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Support	That the replaced Rule 12.5.9, in particular the inclusion of the site (25 Camp St and 7 and 9 Duke St, Queenstown) within Height Precinct 4 and the applicable 24m height limit as expressed by Rule 12.5.9.1(iv), be retained as notified.
OS967.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8 > 12.5.8.2	Oppose	That the required setback in Rule 12.5.8.2 be reduced from 6m to 2m, or alternatively if Rule 12.5.8.2 (and by virtue Rule 12.5.8.1) is to remain as presently proposed, that this rule be added to Rule 12.6.2 which deals with non-notification of applications for Restricted Discretionary activities.
OS967.11	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.

OS967.12	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.
OS967.13	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Trojan Holdings Limited - 24 Beach St

Submitter 968

Original Submission No	Provision	Position	Summary
OS968.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.
OS968.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.
OS968.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.
OS968.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.
OS968.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.
OS968.6	Chapter 12 - Queenstown Town Centre > 12.2	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

Objectives and Policies > Policies > 12.2.3.7			
OS968.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.
OS968.8	Chapter 12 - Queenstown Town Centre > 12.4 Rules - Activities > 12.4.7	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.
OS968.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8	Support	That the deletion of Rule 12.5.8, in particular Rule 12.5.8.6, be retained as notified.
OS968.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Support	That the replaced Rule 12.5.9, in particular the inclusion of the site (24 Beach St) within Height Precinct 3 and the applicable 20m height limit as expressed by Rule 12.5.9.1(iii), be retained as notified.
OS968.11	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8 > 12.5.8.2	Oppose	That the required setback in Rule 12.5.8.2 be reduced from 6m to 2m, or alternatively if Rule 12.5.8.2 (and by virtue Rule 12.5.8.1) is to remain as presently proposed, that this rule be added to Rule 12.6.2 which deals with non-notification of applications for Restricted Discretionary activities.
OS968.12	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.
OS968.13	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.
OS968.14	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Trojan Holdings Limited - 11 Henry St

Submitter 969

Original Submission No	Provision	Position	Summary
OS969.1	Urban Intensification Variation	Support	That the overall intent of the Variation is supported.
OS969.2	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Support	That the deletion of 'low rise' in the second paragraph under the High Density Residential Zone Purpose be retained as notified.
OS969.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Support	That the amendments to Policy 9.2.3.1, in particular the deletion of the words 'will be maintained', be retained as notified.
OS969.4	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Support	That the deletion of Policy 9.2.3.2 be retained as notified.
OS969.5	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the amendments to Rule 9.4.5 be retained as notified.
OS969.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Support	That the permitted building height of 16.5m via Rule 9.5.1.1 (and by default, the deletion of certain existing height rules within the HDRZ) be retained as notified.
OS969.7	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Support	That the new recession planes that apply via Rule 9.5.3 to all land within the HDRZ (with the exception of land located at Frankton North) be retained as notified.
OS969.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96 > 9.5.96.1	Support	That the amended minimum boundary setbacks as proposed within Rule 9.5.6.1 be retained as notified.
OS969.9	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7 > 9.5.7.1	Support	That Rule 9.5.7.1 be retained as notified.
OS969.10	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That the inclusion of Outlook Space as per Rule 9.5.8 be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS969.11	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.1.2	Support	That the amended Rule 9.6.1.2 that now specifies a 16.5m height limit be retained as notified.
OS969.12	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.2.1	Support	That the amended Rule 9.6.2.1 that now includes 'building height setback at upper floors' be retained as notified.
OS969.13	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 be retained as notified.
OS969.14	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) be retained as notified
OS969.15	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Policy 27.7.32, deleting the words 'infilling development' and replacing such with 'residential development" be retained as notified.
OS969.16	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed changes to Rule 27.6.1 that increase the minimum vacant lot size within the HDRZ be rejected.
OS969.17	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed changes to Rule 27.7.30 which increase the square platform requirement when creating lots within the HDRZ be rejected.
OS969.18	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That the 20% minimum landscaped (permeable) surface via Rule 9.5.4 be reduced to 15% or the activity status if this rule is breached be lowered to that of a restricted discretionary activity.
OS969.19	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.
OS969.20	Urban Intensification Variation	Oppose	That the existing minimum vacant lot size and square platform requirement within the PDP are maintained (and the proposed changes in the Variation are rejected).

Scott Freeman On Behalf Of Skyline Properties Limited - 18, 20, 24 and 26 Rees St, 44 Beach St

Submitter 970

Original Submission No	Provision	Position	Summary
OS970.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.
OS970.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.
OS970.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.
OS970.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.
OS970.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.
OS970.6	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.
OS970.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.
OS970.8	Chapter 12 - Queenstown Town Centre > 12.4 Rules - Activities > 12.4.7	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.
OS970.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.
OS970.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.

OS970.11	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.
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Scott Freeman On Behalf Of Skyline Properties Limited - 1 and 3 Ballarat St, 7 and 9 Marine Parade

Submitter 971

Original Submission No	Provision	Position	Summary
OS971.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.
OS971.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.
OS971.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.
OS971.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.
OS971.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.
OS971.6	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.
OS971.7	Chapter 12 - Queenstown Town	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.

	Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2		
OS971.8	Chapter 12 - Queenstown Town Centre > 12.4 Rules - Activities > 12.4.7	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.
OS971.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Support	That the replaced Rule 12.5.9, in particular the inclusion of the site (1, 3 Ballarat St and 7, 9 Marine Parade, Queenstown) within Height Precinct 2 and the applicable 12m height limit as expressed by Rule 12.5.9.1(ii), be retained as notified.
OS971.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8 > 12.5.8.1	Oppose	That the required setback in Rule 12.5.8.1 be reduced from 4m to 2m, or alternatively if rule 12.5.8.1 (and by virtue Rule 12.5.8.2) is to remain as presently proposed, that this rule be added to Rule 12.6.2 which deals with non-notification of applications for Restricted Discretionary activities.
OS971.11	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.
OS971.12	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.
OS971.13	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Skyline Properties Limited - 48 and 50 Beach St

Submitter 972

Original Submission No	Provision	Position	Summary
OS972.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS972.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.
OS972.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.
OS972.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.
OS972.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.
OS972.6	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.
OS972.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.
OS972.8	Chapter 12 - Queenstown Town Centre > 12.4 Rules - Activities > 12.4.7	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.
OS972.9	Urban Intensification Variation	Oppose	That the site (48 and 50 Beach St, Queenstown) be excluded from Height Precinct 1, which provides for a permitted height limit of 8m, and the existing bespoke PDP height limits that apply to the site be reinstated as part of the Variation.
OS972.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.
OS972.11	Chapter 12 - Queenstown Town	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.

	Centre > 12.5 Rules - Standards > 12.5.11		
OS972.12	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Skyline Properties Limited - 20 Ballarat St

Submitter 973

Original Submission No	Provision	Position	Summary
OS973.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public spaces' in Policy 12.2.2.3(b) be retained as notified.
OS973.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.
OS973.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' to Provision 12.2.2.4(h) be retained as notified.
OS973.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new policy 12.2.3.3(b) be retained as notified.
OS973.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.
OS973.6	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of new Policy 12.2.4.2(h) be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS973.7	Chapter 12 - Queenstown Town Centre > 12.4 Rules - Activities > 12.4.7	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.
OS973.8	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8	Support	That the deletion of Rule 12.5.8 be retained as notified.
OS973.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8 > 12.5.8.6	Support	That the deletion of Rule 12.5.8.6 be retained as notified.
OS973.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Support	That replaced Rule 12.5.9, and in particular the inclusion of the site within Height Precinct 2 and the applicable 12m height limit as expressed by Rule 12.5.9.1(ii) be retained as notified.
OS973.11	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8 > 12.5.8.1	Oppose	That the setback standard in Provision 12.5.8.1 is opposed and should be reduced from 4 metres to 2 metres, or if the notified standard is to remain, that it be included in Provision 12.6.2 so it would not require notification or limited notification.
OS973.12	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That provision 12.5.11 be deleted or include clarification as to how the rule will be applied in a practical sense.
OS973.13	Urban Intensification Variation	Oppose	That any other consequential changes be made that are necessary to achieve the relief sought in the submission, Part 2 of the Resource Management Act 1991, and having regard to the efficiency and effectiveness of other means available in terms of Section 32 and other provisions of the Act.
OS973.14	Urban Intensification Variation	Oppose	That the proposed changes to the Queenstown Town Centre Zone in the submission are necessary to most appropriately give effect to the higher order provisions in the Proposed District Plan, the relevant objectives and policies within the Zone, and ultimately Part 2 of the Act.

Scott Freeman On Behalf Of Skyline Properties Limited - 19 and 23 Shotover St

Submitter 974

Original Submission No	Provision	Position	Summary
OS974.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.
OS974.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.
OS974.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.
OS974.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.
OS974.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.
OS974.6	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.
OS974.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.
OS974.8	Chapter 12 - Queenstown Town	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Centre > 12.4 Rules - Activities > 12.4.7		
OS974.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Support	That the replaced Rule 12.5.9, in particular the inclusion of the site (19 and 23 Shotover Street, Queenstown) within Height Precinct 4 and the applicable 24m height limit as expressed by Rule 12.5.9.1(iv), be retained as notified.
OS974.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8 > 12.5.8.2	Oppose	That the required setback in Rule 12.5.8.2 be reduced from 6m to 2m, or alternatively if Rule 12.5.8.2 (and by virtue Rule 12.5.8.1) is to remain as presently proposed, that this rule be added to Rule 12.6.2 which deals with non-notification of applications for Restricted Discretionary activities.
OS974.11	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.
OS974.12	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.
OS974.13	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Skyline Properties Limited - 117 Hallenstein St

Submitter 975

Original Submission No	Provision	Position	Summary
OS975.1	Urban Intensification Variation	Support	That the overall intent of the Variation is supported.
OS975.2	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Support	That the deletion of 'low rise' in the second paragraph under the High Density Residential Zone Purpose be retained as notified.
OS975.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Support	That the amendments to Policy 9.2.3.1, in particular the deletion of the words 'will be maintained', be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS975.4	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Support	That the deletion of Policy 9.2.3.2 be retained as notified.
OS975.5	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the amendments to Rule 9.4.5 be retained as notified.
OS975.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Support	That the permitted building height of 16.5m via Rule 9.5.1.1 (and by default, the deletion of certain existing height rules within the HDRZ) be retained as notified.
OS975.7	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Support	That the new recession planes that apply via Rule 9.5.3 to all land within the HDRZ (with the exception of land located at Frankton North) be retained as notified.
OS975.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96 > 9.5.96.1	Support	That the amended minimum boundary setbacks as proposed within Rule 9.5.6.1 be retained as notified.
OS975.9	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7 > 9.5.7.1	Support	That Rule 9.5.7.1 be retained as notified.
OS975.10	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That the inclusion of Outlook Space as per Rule 9.5.8 be retained as notified.
OS975.11	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.1.2	Support	That the amended Rule 9.6.1.2 that now specifies a 16.5m height limit be retained as notified.
OS975.12	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.2.1	Support	That the amended Rule 9.6.2.1 that now includes 'building height setback at upper floors' be retained as notified.
OS975.13	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 be retained as notified.
OS975.14	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) be retained as notified
OS975.15	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Policy 27.7.32, deleting the words 'infilling development' and replacing such with 'residential development" be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS975.16	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed changes to Rule 27.6.1 that increase the minimum vacant lot size within the HDRZ be rejected.
OS975.17	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed changes to Rule 27.7.30 which increases the square platform requirement when creating lots within the HDRZ be rejected.
OS975.18	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That the 20% minimum landscaped (permeable) surface via Rule 9.5.4 be reduced to 15% or the activity status if this rule is breached be lowered to that of a restricted discretionary activity.
OS975.19	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.
OS975.20	Urban Intensification Variation	Oppose	That the existing minimum vacant lot size and square platform requirement within the PDP are maintained (and the proposed changes in the Variation are rejected).

Scott Freeman On Behalf Of Skyline Properties Limited - 2 Rees St

Submitter 976

Original Submission No	Provision	Position	Summary
OS976.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.
OS976.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.
OS976.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.
OS976.4	Chapter 12 - Queenstown Town Centre > 12.2	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.

	Objectives and Policies > Policies > 12.2.2.4		
OS976.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.
OS976.6	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.
OS976.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.
OS976.8	Chapter 12 - Queenstown Town Centre > 12.4 Rules - Activities > 12.4.7	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.
OS976.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.
OS976.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.
OS976.11	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Skyline Enterprises Limited - 16 Hylton Pl

Submitter 977

Original Submission No	Provision	Position	Summary
OS977.1	Chapter 16 - Business Mixed Use > 16.2 Objectives and Policies	Support	That amendments to Policies 16.2.2.9 and 16.2.4.1 that seek to allow 16.5m buildings within the Gorge Road BMUZ be retained as notified.
OS977.2	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.1 > 16.5.1.1	Support	That amendments to Rule 16.5.1.1 which delete the words 'or separated by a road from a residential zone' and relax height recession planes when measured from the High Density Residential Zone, Medium Density Residential

			Zone and Lower Density Suburban Residential Zone, be retained as notified.
OS977.3	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.8 > 16.5.8.1	Support	That Rule 16.5.8.1, which provides a permitted building height of 16.5m, be retained as notified.
OS977.4	Chapter 16 - Business Mixed Use > 16.6 Rules - Non-Notification of Applications > 16.6.2 > 16.6.2.2	Support	That Rule 16.6.2.2, which states that building heights between 16.5m and 20m within the BMUZ in Queenstown shall not require the written approval of other persons and shall not be notified or limited notified, be retained as notified.
OS977.5	Chapter 16 - Business Mixed Use > 16.6 Rules - Non-Notification of Applications > 16.6.3 > 16.6.3.1	Support	That the deletion of the words 'or separated by a road from' within Rule 16.6.3.1 be retained as notified.
OS977.6	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of TSQ Limited Partnership

Submitter 978

Original Submission No	Provision	Position	Summary
OS978.1	Urban Intensification Variation	Support	That the overall intent of the Variation is supported.
OS978.2	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Support	That the deletion of 'low rise' in the second paragraph under the High Density Residential Zone Purpose be retained as notified.
OS978.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Support	That the amendments to Policy 9.2.3.1, in particular the deletion of the words 'will be maintained', be retained as notified.
OS978.4	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Support	That the deletion of Policy 9.2.3.2 be retained as notified.
OS978.5	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the amendments to Rule 9.4.5 be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS978.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Support	That the permitted building height of 16.5m via Rule 9.5.1.1 (and by default, the deletion of certain existing height rules within the HDRZ) be retained as notified.
OS978.7	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Support	That the new recession planes that apply via Rule 9.5.3 to all land within the HDRZ (with the exception of land located at Frankton North) be retained as notified.
OS978.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96 > 9.5.96.1	Support	That the amended minimum boundary setbacks as proposed within Rule 9.5.6.1 be retained as notified.
OS978.9	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7 > 9.5.7.1	Support	That Rule 9.5.7.1 be retained as notified.
OS978.10	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That the inclusion of Outlook Space as per Rule 9.5.8 be retained as notified.
OS978.11	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.1.2	Support	That the amended Rule 9.6.1.2 that now specifies a 16.5m height limit be retained as notified.
OS978.12	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.2.1	Support	That the amended Rule 9.6.2.1 that now includes 'building height setback at upper floors' be retained as notified.
OS978.13	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 be retained as notified.
OS978.14	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) be retained as notified
OS978.15	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Policy 27.7.32, deleting the words 'infilling development' and replacing such with 'residential development" be retained as notified.
OS978.16	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed changes to Rule 27.6.1 that increase the minimum vacant lot size within the HDRZ be rejected.
OS978.17	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed changes to Rule 27.7.30 which increase the square platform requirement when creating lots within the HDRZ be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS978.18	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That the 20% minimum landscaped (permeable) surface via Rule 9.5.4 be reduced to 15% or the activity status if this rule is breached be lowered to that of a restricted discretionary activity.
OS978.19	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.
OS978.20	Urban Intensification Variation	Oppose	That the existing minimum vacant lot size and square platform requirement within the PDP are maintained (and the proposed changes in the Variation are rejected).

Scott Freeman On Behalf Of Trevor Hall

Submitter 979

Original Submission No	Provision	Position	Summary
OS979.1	Urban Intensification Variation	Support	That the overall intent of the Variation is supported.
OS979.2	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Support	That the deletion of 'low rise' in the second paragraph under the High Density Residential Zone Purpose be retained as notified.
OS979.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Support	That the amendments to Policy 9.2.3.1, in particular the deletion of the words 'will be maintained', be retained as notified.
OS979.4	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Support	That the deletion of Policy 9.2.3.2 be retained as notified.
OS979.5	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the amendments to Rule 9.4.5 be retained as notified.
OS979.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Support	That the permitted building height of 16.5m via Rule 9.5.1.1 (and by default, the deletion of certain existing height rules within the HDRZ) be retained as notified.
OS979.7	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Support	That the new recession planes that apply via Rule 9.5.3 to all land within the HDRZ

Urban Intensification – Summary of Decisions Requested 16 May 2024

			(with the exception of land located at Frankton North) be retained as notified.
OS979.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96 > 9.5.96.1	Support	That the amended minimum boundary setbacks as proposed within Rule 9.5.6.1 be retained as notified.
OS979.9	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7 > 9.5.7.1	Support	That Rule 9.5.7.1 be retained as notified.
OS979.10	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That the inclusion of Outlook Space as per Rule 9.5.8 be retained as notified.
OS979.11	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.1.2	Support	That the amended Rule 9.6.1.2 that now specifies a 16.5m height limit be retained as notified.
OS979.12	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.2.1	Support	That the amended Rule 9.6.2.1 that now includes 'building height setback at upper floors' be retained as notified.
OS979.13	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 be retained as notified.
OS979.14	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) be retained as notified
OS979.15	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Policy 27.7.32, deleting the words 'infilling development' and replacing such with 'residential development" be retained as notified.
OS979.16	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed changes to Rule 27.6.1 that increase the minimum vacant lot size within the HDRZ be rejected.
OS979.17	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed changes to Rule 27.7.30 which increase the square platform requirement when creating lots within the HDRZ be rejected.
OS979.18	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That the 20% minimum landscaped (permeable) surface via Rule 9.5.4 be reduced to 15% or the activity status if this rule is breached be lowered to that of a restricted discretionary activity.
OS979.19	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are

			necessary to give effect to the matters raised in this submission.
OS979.20	Urban Intensification Variation	Oppose	That the existing minimum vacant lot size and square platform requirements within the PDP are maintained (and the proposed changes in the Variation are rejected).

Scott Freeman On Behalf Of The Queenstown Trust

Submitter 980

Original Submission No	Provision	Position	Summary
OS980.1	Urban Intensification Variation	Support	That the overall intent of the Variation is supported.
OS980.2	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Support	That the deletion of 'low rise' in the second paragraph under the High Density Residential Zone Purpose be retained as notified.
OS980.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Support	That the amendments to Policy 9.2.3.1, in particular the deletion of the words 'will be maintained', be retained as notified.
OS980.4	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Support	That the deletion of Policy 9.2.3.2 be retained as notified.
OS980.5	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the amendments to Rule 9.4.5 be retained as notified.
OS980.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Support	That the permitted building height of 16.5m via Rule 9.5.1.1 (and by default, the deletion of certain existing height rules within the HDRZ) be retained as notified.
OS980.7	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Support	That the new recession planes that apply via Rule 9.5.3 to all land within the HDRZ (with the exception of land located at Frankton North) be retained as notified.
OS980.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96 > 9.5.96.1	Support	That the amended minimum boundary setbacks as proposed within Rule 9.5.6.1 be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS980.9	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7 > 9.5.7.1	Support	That Rule 9.5.7.1 be retained as notified.
OS980.10	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That the inclusion of Outlook Space as per Rule 9.5.8 be retained as notified.
OS980.11	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.1.2	Support	That the amended Rule 9.6.1.2 that now specifies a 16.5m height limit be retained as notified.
OS980.12	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.2.1	Support	That the amended Rule 9.6.2.1 that now includes 'building height setback at upper floors' be retained as notified.
OS980.13	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 be retained as notified.
OS980.14	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) be retained as notified
OS980.15	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Policy 27.7.32, deleting the words 'infilling development' and replacing such with 'residential development" be retained as notified.
OS980.16	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed changes to Rule 27.6.1 that increase the minimum vacant lot size within the HDRZ be rejected.
OS980.17	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed changes to Rule 27.7.30 which increase the square platform requirement when creating lots within the HDRZ be rejected.
OS980.18	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That the 20% minimum landscaped (permeable) surface via Rule 9.5.4 be reduced to 15% or the activity status if this rule is breached be lowered to that of a restricted discretionary activity.
OS980.19	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.
OS980.20	Urban Intensification Variation	Oppose	That the existing minimum vacant lot size and square platform requirement within the PDP are maintained (and the proposed changes in the Variation are rejected).

Scott Freeman On Behalf Of The Mountaineer Limited

Submitter 981

Original Submission No	Provision	Position	Summary
OS981.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.
OS981.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.
OS981.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.
OS981.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.
OS981.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.
OS981.6	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.
OS981.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.
OS981.8	Chapter 12 - Queenstown Town Centre > 12.4 Rules - Activities > 12.4.7	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS981.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8	Support	That the deletion of Rule 12.5.8, in particular Rule 12.5.8.6, be retained as notified.
OS981.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Support	That the replaced Rule 12.5.9, in particular the inclusion of the site (43 45 Beach St, 28 30 32 Rees St, 46 48 Shotover St, Queenstown) within Height Precinct 3 and the applicable 20m height limit as expressed by Rule 12.5.9.1(iii), be retained as notified.
OS981.11	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8 > 12.5.8.2	Oppose	That the required setback in Rule 12.5.8.2 be reduced from 6m to 2m, or alternatively if Rule 12.5.8.2 (and by virtue Rule 12.5.8.1) is to remain as presently proposed, that this rule be added to Rule 12.6.2 which deals with non-notification of applications for Restricted Discretionary activities.
OS981.12	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.
OS981.13	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.
OS981.14	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Talwar Trust Limited

Submitter 982

Original Submission No	Provision	Position	Summary
OS982.1	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.2.3	Support	That the amendments to Policy 13.2.2.3 that address intensification within the Wānaka Town Centre Zone be retained as notified.
OS982.2	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.2.5	Support	That the deletion of the existing Policy 13.2.2.5, together with the new Policy 13.2.2.5, be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS982.3	Chapter 13 - Wānaka Town Centre > 13.4 Rules - Activities > 13.4.4	Support	That the amended Rule 13.4.4 that deals with buildings within the Wānaka Town Centre Zone be retained as notified.
OS982.4	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Support	That the amended Rule 13.5.10, which provides for a maximum permitted building height of 16.5m for the site (17 Dunmore St, Wānaka), be retained as notified.
OS982.5	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.9	Oppose	That the required setback in Rule 13.5.9.2 be reduced from 4m to 2m, or alternatively if rule 13.5.9.2 (and by virtue Rule 13.5.9.1) is to remain as presently proposed, that this rule be added to Rule 13.6.2 which deals with non-notification of applications for Restricted Discretionary activities.
OS982.6	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.16	Oppose	That Rule 13.5.16 be deleted, or that it be clarified how this rule will be applied in a practical sense.
OS982.7	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.16	Oppose	That the proposed Rule 13.5.16 be rejected if it applies to building alterations and/or renovations.
OS982.8	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Strand Corporate Trustee Limited

Submitter 983

Original Submission No	Provision	Position	Summary
OS983.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.
OS983.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS983.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.
OS983.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.
OS983.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.
OS983.6	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.
OS983.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.
OS983.8	Chapter 12 - Queenstown Town Centre > 12.4 Rules - Activities > 12.4.7	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.
OS983.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8	Support	That the deletion of Rule 12.5.8, in particular Rule 12.5.8.6, be retained as notified.
OS983.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Support	That the replaced Rule 12.5.9, in particular the inclusion of the site (61 Beach St, Queenstown) within Height Precinct 3 and the applicable 20m height limit as expressed by Rule 12.5.9.1(iv), be retained as notified.
OS983.11	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8 > 12.5.8.2	Oppose	That the required setback in Rule 12.5.8.2 be reduced from 6m to 2m, or alternatively if Rule 12.5.8.2 (and by virtue Rule 12.5.8.1) is to remain as presently proposed, that this rule be added to Rule 12.6.2 which deals with non-notification of applications for Restricted Discretionary activities.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS983.12	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.
OS983.13	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.
OS983.14	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Skyline Tours Limited

Submitter 984

Original Submission No	Provision	Position	Summary
OS984.1	Urban Intensification Variation	Support	That the overall intent of the Variation is supported.
OS984.2	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Support	That the deletion of 'low rise' in the second paragraph under the High Density Residential Zone Purpose be retained as notified.
OS984.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Support	That the amendments to Policy 9.2.3.1, in particular the deletion of the words 'will be maintained', be retained as notified.
OS984.4	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Support	That the deletion of Policy 9.2.3.2 be retained as notified.
OS984.5	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the amendments to Rule 9.4.5 be retained as notified.
OS984.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Support	That the new recession planes that apply via Rule 9.5.3 to all land within the HDRZ (with the exception of land located at Frankton North) be retained as notified.
OS984.7	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96 > 9.5.96.1	Support	That the amended minimum boundary setbacks as proposed within Rule 9.5.6.1 be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS984.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7 > 9.5.7.1	Oppose	That Rule 9.5.7.1 be retained as notified, but that the additional 2m setback not apply from a State Highway road boundary.
OS984.9	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That the inclusion of Outlook Space as per Rule 9.5.8 be retained as notified.
OS984.10	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.2.1	Support	That the amended Rule 9.6.2.1 that now includes 'building height setback at upper floors' be retained as notified.
OS984.11	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That the 20% minimum landscaped (permeable) surface via Rule 9.5.4 be reduced to 15% or the activity status if this rule is breached be lowered to that of a restricted discretionary activity.
OS984.12	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Oppose	That an 18.5m height limit be imposed for the site (8 10 Stanley St and 11 Sydney St, Queenstown) and four blocks in the vicinity of the site.
OS984.13	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of QRC House Limited

Submitter 985

Original Submission No	Provision	Position	Summary
OS985.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.
OS985.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.
OS985.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS985.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.
OS985.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.
OS985.6	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.
OS985.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.
OS985.8	Chapter 12 - Queenstown Town Centre > 12.4 Rules - Activities > 12.4.7	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.
OS985.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Support	That the replaced Rule 12.5.9, in particular the inclusion of the site (7 Coronation Dr, Queenstown) within Height Precinct 3 and the applicable 20m height limit as expressed by Rule 12.5.9.1(iii), be retained as notified.
OS985.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8 > 12.5.8.2	Oppose	That the required setback in Rule 12.5.8.2 be reduced from 6m to 2m, or alternatively if Rule 12.5.8.2 (and by virtue Rule 12.5.8.1) is to remain as presently proposed, that this rule be added to Rule 12.6.2 which deals with non-notification of applications for Restricted Discretionary activities.
OS985.11	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.
OS985.12	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.
OS985.13	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Pro-Invest NZ Property 1 Limited Partnership

Submitter 986

Original Submission No	Provision	Position	Summary
OS986.1	Urban Intensification Variation	Support	That the overall intent of the Variation is supported.
OS986.2	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Support	That the deletion of 'low rise' in the second paragraph under the High Density Residential Zone Purpose be retained as notified.
OS986.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Support	That the amendments to Policy 9.2.3.1, in particular the deletion of the words 'will be maintained', be retained as notified.
OS986.4	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Support	That the deletion of Policy 9.2.3.2 be retained as notified.
OS986.5	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the amendments to Rule 9.4.5 be retained as notified.
OS986.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Support	That the new recession planes that apply via Rule 9.5.3 to all land within the HDRZ (with the exception of land located at Frankton North) be retained as notified.
OS986.7	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96 > 9.5.96.1	Support	That the amended minimum boundary setbacks as proposed within Rule 9.5.6.1 be retained as notified.
OS986.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7 > 9.5.7.1	Oppose	That Rule 9.5.7.1 be retained as notified, but that the additional 2m setback not apply from a State Highway road boundary.
OS986.9	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That the inclusion of Outlook Space as per Rule 9.5.8 be retained as notified.
OS986.10	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.2.1	Support	That the amended Rule 9.6.2.1 that now includes 'building height setback at upper floors' be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS986.11	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That the 20% minimum landscaped (permeable) surface via Rule 9.5.4 be reduced to 15% or the activity status if this rule is breached be lowered to that of a restricted discretionary activity.
OS986.12	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Oppose	That an 18.5m height limit be imposed for the site (Lot 1 DP 525804) and four blocks in the vicinity of the site.
OS986.13	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of O'Connell's Pavilion Limited

Submitter 987

Original Submission No	Provision	Position	Summary
OS987.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.
OS987.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.
OS987.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.
OS987.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.
OS987.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS987.6	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.
OS987.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.
OS987.8	Chapter 12 - Queenstown Town Centre > 12.4 Rules - Activities > 12.4.7	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.
OS987.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8	Support	That the deletion of Rule 12.5.8, in particular Rule 12.5.8.6, be retained as notified.
OS987.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Support	That the replaced Rule 12.5.9, in particular the inclusion of the site (30 Camp St, Queenstown) within Height Precinct 3 and the applicable 20m height limit as expressed by Rule 12.5.9.1(iii), be retained as notified.
OS987.11	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8 > 12.5.8.2	Oppose	That the required setback in Rule 12.5.8.2 be reduced from 6m to 2m, or alternatively if Rule 12.5.8.2 (and by virtue Rule 12.5.8.1) is to remain as presently proposed, that this rule be added to Rule 12.6.2 which deals with non-notification of applications for Restricted Discretionary activities.
OS987.12	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.
OS987.13	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.
OS987.14	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of My Adelaide Street Limited

Submitter 988

Original Submission No	Provision	Position	Summary
OS988.1	Urban Intensification Variation	Support	That the overall intent of the Variation is supported.
OS988.2	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Support	That the deletion of 'low rise' in the second paragraph under the High Density Residential Zone Purpose be retained as notified.
OS988.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Support	That the amendments to Policy 9.2.3.1, in particular the deletion of the words 'will be maintained', be retained as notified.
OS988.4	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Support	That the deletion of Policy 9.2.3.2 be retained as notified.
OS988.5	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the amendments to Rule 9.4.5 be retained as notified.
OS988.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Support	That the permitted building height of 16.5m via Rule 9.5.1.1 (and by default, the deletion of certain existing height rules within the HDRZ) be retained as notified.
OS988.7	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Support	That the new recession planes that apply via Rule 9.5.3 to all land within the HDRZ (with the exception of land located at Frankton North) be retained as notified.
OS988.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96 > 9.5.96.1	Support	That the amended minimum boundary setbacks as proposed within Rule 9.5.6.1 be retained as notified.
OS988.9	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7 > 9.5.7.1	Support	That Rule 9.5.7.1 be retained as notified.
OS988.10	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That the inclusion of Outlook Space as per Rule 9.5.8 be retained as notified.
OS988.11	Chapter 9 - High Density Residential > 9.6 Rules -	Support	That the amended Rule 9.6.1.2 that now specifies a 16.5m height limit be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Non-Notification of Applications > 9.6.1.2		
OS988.12	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.2.1	Support	That the amended Rule 9.6.2.1 that now includes 'building height setback at upper floors' be retained as notified.
OS988.13	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 be retained as notified.
OS988.14	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) be retained as notified
OS988.15	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Policy 27.7.32, deleting the words 'infilling development' and replacing such with 'residential development' be retained as notified.
OS988.16	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed changes to Rule 27.6.1 that increase the minimum vacant lot size within the HDRZ be rejected.
OS988.17	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed changes to Rule 27.7.30 which increase the square platform requirement when creating lots within the HDRZ be rejected.
OS988.18	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That the 20% minimum landscaped (permeable) surface via Rule 9.5.4 be reduced to 15% or the activity status if this rule is breached be lowered to that of a restricted discretionary activity.
OS988.19	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.
OS988.20	Urban Intensification Variation	Oppose	That the existing minimum vacant lot size and square platform requirement within the PDP are maintained (and the proposed changes in the variation are rejected).

Scott Freeman On Behalf Of Memorial Property Limited

Submitter 989

Original Submission No	Provision	Position	Summary
OS989.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.
OS989.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.
OS989.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.
OS989.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.
OS989.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.
OS989.6	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.
OS989.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.
OS989.8	Chapter 12 - Queenstown Town Centre > 12.4 Rules - Activities > 12.4.7	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS989.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Support	That the replaced Rule 12.5.9, in particular the inclusion of the site (Lot 1 DP 412233 and Lot 2 DP 412233 at 10 Memorial Street, Queenstown) within Height Precinct 4 and the applicable 24m height limit as expressed by Rule 12.5.9.1(iv), be retained as notified.
OS989.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8 > 12.5.8.2	Oppose	That the required setback in Rule 12.5.8.2 be reduced from 6m to 2m, or alternatively if Rule 12.5.8.2 (and by virtue Rule 12.5.8.1) is to remain as presently proposed, that this rule be added to Rule 12.6.2 which deals with non-notification of applications for Restricted Discretionary activities.
OS989.11	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.
OS989.12	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.
OS989.13	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Matagouri Trackers Limited

Submitter 990

Original Submission No	Provision	Position	Summary
OS990.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.
OS990.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.
OS990.3	Chapter 12 - Queenstown Town Centre > 12.2	Support	That the deletion of Policy 12.2.2.4 be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Objectives and Policies > Policies > 12.2.2.4		
OS990.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.
OS990.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.
OS990.6	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.
OS990.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.
OS990.8	Chapter 12 - Queenstown Town Centre > 12.4 Rules - Activities > 12.4.7	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.
OS990.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8	Support	That the deletion of Rule 12.5.8, in particular Rule 12.5.8.6, be retained as notified.
OS990.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Support	That the replaced Rule 12.5.9, in particular the inclusion of the site (18 20 Athol St, 18 20 Shotover St and 39 Camp St, Queenstown) within Height Precinct 4 and the applicable 24m height limit as expressed by Rule 12.5.9.1(iv), be retained as notified.
OS990.11	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8 > 12.5.8.2	Oppose	That the required setback in Rule 12.5.8.2 be reduced from 6m to 2m, or alternatively if Rule 12.5.8.2 (and by virtue Rule 12.5.8.1) is to remain as presently proposed, that this rule be added to Rule 12.6.2 which deals with non-notification of applications for Restricted Discretionary activities.
OS990.12	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.

OS990.13	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.
OS990.14	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Man Street Properties Limited

Submitter 991

Original Submission No	Provision	Position	Summary
OS991.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.
OS991.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.
OS991.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.
OS991.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.
OS991.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.
OS991.6	Chapter 12 - Queenstown Town Centre > 12.2	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Objectives and Policies > Policies > 12.2.3.7		
OS991.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.
OS991.8	Chapter 12 - Queenstown Town Centre > 12.4 Rules - Activities > 12.4.7	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.
OS991.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8	Support	That the deletion of Rule 12.5.8, in particular Rule 12.5.8.6, be retained as notified.
OS991.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Support	That the replaced Rule 12.5.9, in particular the inclusion of the site (12 14 18 20 22 26 26 Man St, Queenstown) within Height Precinct 3 and the applicable 20m height limit as expressed by Rule 12.5.9.1(iii), be retained as notified.
OS991.11	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Oppose	That the proposed 20m height limit be measured from the datum point of RL 327.1 masl (as opposed to the original ground level as determined by the PDP definitions of ground level and building height).
OS991.12	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8 > 12.5.8.2	Oppose	That the required setback in Rule 12.5.8.2 be reduced from 6m to 2m, or alternatively if Rule 12.5.8.2 (and by virtue Rule 12.5.8.1) is to remain as presently proposed, that this rule be added to Rule 12.6.2 which deals with non-notification of applications for Restricted Discretionary activities.
OS991.13	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.
OS991.14	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.
OS991.15	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Lovac Limited

Submitter 992

Original Submission No	Provision	Position	Summary
OS992.1	Urban Intensification Variation	Support	That the overall intent of the Variation is supported.
OS992.2	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Support	That the deletion of 'low rise' in the second paragraph under the High Density Residential Zone Purpose be retained as notified.
OS992.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Support	That the amendments to Policy 9.2.3.1, in particular the deletion of the words 'will be maintained', be retained as notified.
OS992.4	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Support	That the deletion of Policy 9.2.3.2 be retained as notified.
OS992.5	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the amendments to Rule 9.4.5 be retained as notified.
OS992.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Support	That the permitted building height of 16.5m via Rule 9.5.1.1 (and by default, the deletion of certain existing height rules within the HDRZ) be retained as notified.
OS992.7	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Support	That the new recession planes that apply via Rule 9.5.3 to all land within the HDRZ (with the exception of land located at Frankton North) be retained as notified.
OS992.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96 > 9.5.96.1	Support	That the amended minimum boundary setbacks as proposed within Rule 9.5.6.1 be retained as notified.
OS992.9	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7 > 9.5.7.1	Support	That Rule 9.5.7.1 be retained as notified.
OS992.10	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That the inclusion of Outlook Space as per Rule 9.5.8 be retained as notified.
OS992.11	Chapter 9 - High Density Residential > 9.6 Rules -	Support	That the amended Rule 9.6.1.2 that now specifies a 16.5m height limit be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Non-Notification of Applications > 9.6.1.2		
OS992.12	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.2.1	Support	That the amended Rule 9.6.2.1 that now includes 'building height setback at upper floors' be retained as notified.
OS992.13	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 be retained as notified.
OS992.14	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) be retained as notified
OS992.15	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Policy 27.7.32, deleting the words 'infilling development' and replacing such with 'residential development' be retained as notified.
OS992.16	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed changes to Rule 27.6.1 that increase the minimum vacant lot size within the HDRZ be rejected.
OS992.17	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed changes to Rule 27.7.30 which increase the square platform requirement when creating lots within the HDRZ be rejected.
OS992.18	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That the 20% minimum landscaped (permeable) surface via Rule 9.5.4 be reduced to 15% or the activity status if this rule is breached be lowered to that of a restricted discretionary activity.
OS992.19	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.
OS992.20	Urban Intensification Variation	Oppose	That the existing minimum vacant lot size and square platform requirement within the PDP are maintained (and the proposed changes in the Variation are rejected).

Scott Freeman On Behalf Of Leoid Limited

Submitter 993

Original Submission No	Provision	Position	Summary
OS993.1	Urban Intensification Variation	Support	That the overall intent of the Variation is supported.
OS993.2	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Support	That the deletion of 'low rise' in the second paragraph under the High Density Residential Zone Purpose be retained as notified.
OS993.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Support	That the amendments to Policy 9.2.3.1, in particular the deletion of the words 'will be maintained', be retained as notified.
OS993.4	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Support	That the deletion of Policy 9.2.3.2 be retained as notified.
OS993.5	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the amendments to Rule 9.4.5 be retained as notified.
OS993.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Support	That the permitted building height of 16.5m via Rule 9.5.1.1 (and by default, the deletion of certain existing height rules within the HDRZ) be retained as notified.
OS993.7	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Support	That the new recession planes that apply via Rule 9.5.3 to all land within the HDRZ (with the exception of land located at Frankton North) be retained as notified.
OS993.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96 > 9.5.96.1	Support	That the amended minimum boundary setbacks as proposed within Rule 9.5.6.1 be retained as notified.
OS993.9	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7 > 9.5.7.1	Support	That Rule 9.5.7.1 be retained as notified.
OS993.10	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That the inclusion of Outlook Space as per Rule 9.5.8 be retained as notified.
OS993.11	Chapter 9 - High Density Residential > 9.6 Rules -	Support	That the amended Rule 9.6.1.2 that now specifies a 16.5m height limit be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Non-Notification of Applications > 9.6.1.2		
OS993.12	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.2.1	Support	That the amended Rule 9.6.2.1 that now includes 'building height setback at upper floors' be retained as notified.
OS993.13	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 be retained as notified.
OS993.14	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) be retained as notified
OS993.15	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Policy 27.7.32, deleting the words 'infilling development' and replacing such with 'residential development' be retained as notified.
OS993.16	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed changes to Rule 27.6.1 that increase the minimum vacant lot size within the HDRZ be rejected.
OS993.17	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed changes to Rule 27.7.30 which increase the square platform requirement when creating lots within the HDRZ be rejected.
OS993.18	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That the 20% minimum landscaped (permeable) surface via Rule 9.5.4 be reduced to 15% or the activity status if this rule is breached be lowered to that of a restricted discretionary activity.
OS993.19	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.
OS993.20	Urban Intensification Variation	Oppose	That the existing minimum lot size and square platform requirement within the PDP are maintained (and the proposed changes in the Variation are rejected).

Scott Freeman On Behalf Of Lampton Properties Limited

Submitter 994

Original Submission No	Provision	Position	Summary
OS994.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.
OS994.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.
OS994.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.
OS994.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.
OS994.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.
OS994.6	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.
OS994.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.
OS994.8	Chapter 12 - Queenstown Town Centre > 12.4 Rules - Activities > 12.4.7	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS994.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Support	That the replaced Rule 12.5.9, in particular the inclusion of the site (45 Camp St, Queenstown) within Height Precinct 4 and the applicable 24m height limit as expressed by Rule 12.5.9.1(iv), be retained as notified.
OS994.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8 > 12.5.8.2	Oppose	That the required setback in Rule 12.5.8.2 be reduced from 6m to 2m, or alternatively if Rule 12.5.8.2 (and by virtue Rule 12.5.8.1) is to remain as presently proposed, that this rule be added to Rule 12.6.2 which deals with non-notification of applications for Restricted Discretionary activities.
OS994.11	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.
OS994.12	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.
OS994.13	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Kopuwai Investments Limited

Submitter 995

Original Submission No	Provision	Position	Summary
OS995.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.
OS995.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS995.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.
OS995.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.
OS995.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.
OS995.6	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.
OS995.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.
OS995.8	Chapter 12 - Queenstown Town Centre > 12.4 Rules - Activities > 12.4.7	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.
OS995.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards	Oppose	That the proposed 8m height limit within Height Precinct 1 is supported in part, but that a bespoke height limit for the site (88 Beach St, Queenstown) be made as follows: a) An overall height limit of 11m and b) A 4m minimum building setback from all site boundaries shall apply to any building that exceeds a height of 8m from the ground level.
OS995.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.
OS995.11	Chapter 12 - Queenstown Town	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.

	Centre > 12.5 Rules - Standards > 12.5.11		
OS995.12	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Iraj Barabi

Submitter 996

Original Submission No	Provision	Position	Summary
OS996.1	Urban Intensification Variation	Support	That the overall intent of the Variation is supported.
OS996.2	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Support	That the deletion of 'low rise' in the second paragraph under the High Density Residential Zone Purpose be retained as notified.
OS996.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Support	That the amendments to Policy 9.2.3.1, in particular the deletion of the words 'will be maintained', be retained as notified.
OS996.4	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Support	That the deletion of Policy 9.2.3.2 be retained as notified.
OS996.5	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the amendments to Rule 9.4.5 be retained as notified.
OS996.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Support	That the permitted building height of 16.5m via Rule 9.5.1.1 (and by default, the deletion of certain existing height rules within the HDRZ) be retained as notified.
OS996.7	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Support	That the new recession planes that apply via Rule 9.5.3 to all land within the HDRZ (with the exception of land located at Frankton North) be retained as notified.
OS996.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96 > 9.5.96.1	Support	That the amended minimum boundary setbacks as proposed within Rule 9.5.6.1 be retained as notified.
OS996.9	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7 > 9.5.7.1	Support	That Rule 9.5.7.1 be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS996.10	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That the inclusion of Outlook Space as per Rule 9.5.8 be retained as notified.
OS996.11	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.1.2	Support	That the amended Rule 9.6.1.2 that now specifies a 16.5m height limit be retained as notified.
OS996.12	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.2.1	Support	That the amended Rule 9.6.2.1 that now includes 'building height setback at upper floors' be retained as notified.
OS996.13	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 be retained as notified.
OS996.14	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) be retained as notified
OS996.15	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Policy 27.7.32, deleting the words 'infilling development' and replacing such with 'residential development" be retained as notified.
OS996.16	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed changes to Rule 27.6.1 that increase the minimum vacant lot size within the HDRZ be rejected.
OS996.17	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed changes to Rule 27.7.30 which increase the square platform requirement when creating lots within the HDRZ be rejected.
OS996.18	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That the 20% minimum landscaped (permeable) surface via Rule 9.5.4 be reduced to 15% or the activity status if this rule is breached be lowered to that of a restricted discretionary activity.
OS996.19	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.
OS996.20	Urban Intensification Variation	Oppose	That existing minimum vacant lot size and square platform requirement within the PDP are maintained (and the proposed changes in the variation are rejected).

Scott Freeman On Behalf Of Hulbert House Limited

Submitter 997

Original Submission No	Provision	Position	Summary
OS997.1	Urban Intensification Variation	Support	That the overall intent of the Variation is supported.
OS997.2	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Support	That the deletion of 'low rise' in the second paragraph under the High Density Residential Zone Purpose be retained as notified.
OS997.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Support	That the amendments to Policy 9.2.3.1, in particular the deletion of the words 'will be maintained', be retained as notified.
OS997.4	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Support	That the deletion of Policy 9.2.3.2 be retained as notified.
OS997.5	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the amendments to Rule 9.4.5 be retained as notified.
OS997.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Support	That the permitted building height of 16.5m via Rule 9.5.1.1 (and by default, the deletion of certain existing height rules within the HDRZ) be retained as notified.
OS997.7	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Support	That the new recession planes that apply via Rule 9.5.3 to all land within the HDRZ (with the exception of land located at Frankton North) be retained as notified.
OS997.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96 > 9.5.96.1	Support	That the amended minimum boundary setbacks as proposed within Rule 9.5.6.1 be retained as notified.
OS997.9	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7 > 9.5.7.1	Support	That Rule 9.5.7.1 be retained as notified.
OS997.10	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That the inclusion of Outlook Space as per Rule 9.5.8 be retained as notified.
OS997.11	Chapter 9 - High Density Residential > 9.6 Rules -	Support	That the amended Rule 9.6.1.2 that now specifies a 16.5m height limit be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Non-Notification of Applications > 9.6.1.2		
OS997.12	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.2.1	Support	That the amended Rule 9.6.2.1 that now includes 'building height setback at upper floors' be retained as notified.
OS997.13	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 be retained as notified.
OS997.14	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) be retained as notified
OS997.15	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Policy 27.7.32, deleting the words 'infilling development' and replacing such with 'residential development' be retained as notified.
OS997.16	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed changes to Rule 27.6.1 that increase the minimum vacant lot size within the HDRZ be rejected.
OS997.17	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed changes to Rule 27.7.30 which increase the square platform requirement when creating lots within the HDRZ be rejected.
OS997.18	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That the 20% minimum landscaped (permeable) surface via Rule 9.5.4 be reduced to 15% or the activity status if this rule is breached be lowered to that of a restricted discretionary activity.
OS997.19	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.
OS997.20	Urban Intensification Variation	Oppose	That the existing minimum vacant lot size and square platform requirement within the PDP are maintained (and the proposed changes in the variation are rejected).

Scott Freeman On Behalf Of Home Water Holdings Limited and Shotover Memorial Properties Limited

Submitter 998

Original Submission No	Provision	Position	Summary
OS998.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.
OS998.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.
OS998.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.
OS998.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.
OS998.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.
OS998.6	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.
OS998.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.
OS998.8	Chapter 12 - Queenstown Town	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Centre > 12.4 Rules - Activities > 12.4.7		
OS998.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Support	That the replaced Rule 12.5.9, in particular the inclusion of the site (9 Shotover St, Queenstown) within Height Precinct 4 and the applicable 24m height limit as expressed by Rule 12.5.9.1(iv), be retained as notified.
OS998.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8 > 12.5.8.2	Oppose	That the required setback in Rule 12.5.8.2 be reduced from 6m to 2m, or alternatively if Rule 12.5.8.2 (and by virtue Rule 12.5.8.1) is to remain as presently proposed, that this rule be added to Rule 12.6.2 which deals with non-notification of applications for Restricted Discretionary activities.
OS998.11	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.
OS998.12	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.
OS998.13	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of High Peaks Limited

Submitter 999

Original Submission No	Provision	Position	Summary
OS999.1	Chapter 16 - Business Mixed Use > 16.2 Objectives and Policies	Support	That amendments to Policies 16.2.2.9 and 16.2.4.1 that seek to allow 16.5m buildings within the Gorge Road BMUZ be retained as notified.
OS999.2	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.1 > 16.5.1.1	Support	That amendments to Rule 16.5.1.1 which delete the words 'or separated by a road from a residential zone' and the relaxation of height recession planes when measured from the High Density Residential Zone, Medium Density Residential Zone and Lower Density Suburban Residential Zone, be retained as notified.
OS999.3	Chapter 16 - Business Mixed Use > 16.5 Rules	Support	That Rule 16.5.8.1, which provides a permitted building height of 16.5m, be retained as notified.

	- Standards > 16.5.8 > 16.5.8.1		
OS999.4	Chapter 16 - Business Mixed Use > 16.6 Rules - Non-Notification of Applications > 16.6.2 > 16.6.2.2	Support	That Rule 16.6.2.2, which states that building heights between 16.5m and 20m within the BMUZ in Queenstown shall not require the written approval of other persons and shall not be notified or limited notified, be retained as notified.
OS999.5	Chapter 16 - Business Mixed Use > 16.6 Rules - Non-Notification of Applications > 16.6.3 > 16.6.3.1	Support	That the deletion of the words 'or separated by a road from' within Rule 16.6.3.1 be retained as notified.
OS999.6	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Fiveight Queens Holdings Limited

Submitter 1000

Original Submission No	Provision	Position	Summary
OS1000.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.
OS1000.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.
OS1000.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.
OS1000.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1000.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.
OS1000.6	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.
OS1000.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.
OS1000.8	Chapter 12 - Queenstown Town Centre > 12.4 Rules - Activities > 12.4.7	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.
OS1000.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8	Support	That the deletion of Rule 12.5.8, in particular Rule 12.5.8.6, be retained as notified.
OS1000.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Support	That the replaced Rule 12.5.9, in particular the inclusion of the site (39 Beach St, 27 31 Reese St and 44 Shotover St, Queenstown) within Height Precinct 4 and the applicable 24m height limit as expressed by Rule 12.5.9.1(iv), be retained as notified.
OS1000.11	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8 > 12.5.8.2	Oppose	That the required setback in Rule 12.5.8.2 be reduced from 6m to 2m, or alternatively if Rule 12.5.8.2 (and by virtue Rule 12.5.8.1) is to remain as presently proposed, that this rule be added to Rule 12.6.2 which deals with non-notification of applications for Restricted Discretionary activities.
OS1000.12	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.
OS1000.13	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.
OS1000.14	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Events Hotels NZ Limited

Submitter 1001

Original Submission No	Provision	Position	Summary
OS1001.1	Urban Intensification Variation	Support	That the overall intent of the Variation is supported.
OS1001.2	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Support	That the deletion of 'low rise' in the second paragraph under the High Density Residential Zone Purpose be retained as notified.
OS1001.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Support	That the amendments to Policy 9.2.3.1, in particular the deletion of the words 'will be maintained', be retained as notified.
OS1001.4	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Support	That the deletion of Policy 9.2.3.2 be retained as notified.
OS1001.5	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the amendments to Rule 9.4.5 be retained as notified.
OS1001.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Support	That the permitted building height of 16.5m via Rule 9.5.1.1 (and by default, the deletion of certain existing height rules within the HDRZ) be retained as notified.
OS1001.7	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Support	That the new recession planes that apply via Rule 9.5.3 to all land within the HDRZ (with the exception of land located at Frankton North) be retained as notified.
OS1001.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96 > 9.5.96.1	Support	That the amended minimum boundary setbacks as proposed within Rule 9.5.6.1 be retained as notified.
OS1001.9	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7 > 9.5.7.1	Support	That Rule 9.5.7.1 be retained as notified.
OS1001.10	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That the inclusion of Outlook Space as per Rule 9.5.8 be retained as notified.
OS1001.11	Chapter 9 - High Density Residential > 9.6 Rules -	Support	That the amended Rule 9.6.1.2 that now specifies a 16.5m height limit be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Non-Notification of Applications > 9.6.1.2		
OS1001.12	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.2.1	Support	That the amended Rule 9.6.2.1 that now includes 'building height setback at upper floors' be retained as notified.
OS1001.13	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 be retained as notified.
OS1001.14	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) be retained as notified
OS1001.15	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Policy 27.7.32, deleting the words 'infilling development' and replacing such with 'residential development' be retained as notified.
OS1001.16	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed changes to Rule 27.6.1 that increase the minimum vacant lot size within the HDRZ be rejected.
OS1001.17	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed changes to Rule 27.7.30 which increase the square platform requirement when creating lots within the HDRZ be rejected.
OS1001.18	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That the 20% minimum landscaped (permeable) surface via Rule 9.5.4 be reduced to 15% or the activity status if this rule is breached be lowered to that of a restricted discretionary activity.
OS1001.19	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.
OS1001.20	Urban Intensification Variation	Oppose	That the existing minimum vacant lot size and square platform requirement within the PDP are maintained (and the proposed changes in the variation are rejected).

Scott Freeman On Behalf Of Coronet Property Investments Limited

Submitter 1002

Original Submission No	Provision	Position	Summary
OS1002.1	Chapter 16 - Business Mixed Use > 16.2 Objectives and Policies	Support	That amendments to Policies 16.2.2.9 and 16.2.4.1 that seek to allow 16.5m buildings within the Gorge Road BMUZ be retained as notified.
OS1002.2	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.1 > 16.5.1.1	Support	That amendments to Rule 16.5.1.1 which delete the words 'or separated by a road from a residential zone' and relax height recession planes when measured from the High Density Residential Zone, Medium Density Residential Zone and Lower Density Suburban Residential Zone, be retained as notified.
OS1002.3	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.8 > 16.5.8.1	Support	That Rule 16.5.8.1, which provides a permitted building height of 16.5m, be retained as notified.
OS1002.4	Chapter 16 - Business Mixed Use > 16.6 Rules - Non-Notification of Applications > 16.6.2 > 16.6.2.2	Support	That Rule 16.6.2.2, which states that building heights between 16.5m and 20m within the BMUZ in Queenstown shall not require the written approval of other persons and shall not be notified or limited notified, be retained as notified.
OS1002.5	Chapter 16 - Business Mixed Use > 16.6 Rules - Non-Notification of Applications > 16.6.3 > 16.6.3.1	Support	That the deletion of the words 'or separated by a road from' within Rule 16.6.3.1 be retained as notified.
OS1002.6	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of CNN Nominees Limited

Submitter 1003

Original Submission No	Provision	Position	Summary
OS1003.1	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Support	That the deletion of 'low rise' in the second paragraph under the High Density Residential Zone Purpose be retained as notified.
OS1003.2	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Support	That the amendments to Policy 9.2.3.1, in particular the deletion of the words 'will be maintained', be retained as notified.
OS1003.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Support	That the deletion of Policy 9.2.3.2 be retained as notified.
OS1003.4	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the amendments to Rule 9.4.5 be retained as notified.
OS1003.5	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Support	That the permitted building height of 16.5m via Rule 9.5.1.1 (and by default, the deletion of certain existing height rules within the HDRZ) be retained as notified.
OS1003.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Support	That the new recession planes that apply via Rule 9.5.3 to all land within the HDRZ (with the exception of land located at Frankton North) be retained as notified.
OS1003.7	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96 > 9.5.96.1	Support	That the amended minimum boundary setbacks as proposed within Rule 9.5.6.1 be retained as notified.
OS1003.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7 > 9.5.7.1	Support	That Rule 9.5.7.1 be retained as notified.
OS1003.9	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That the inclusion of Outlook Space as per Rule 9.5.8 be retained as notified.
OS1003.10	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.4	Support	That the amended Rule 9.6.1.4 which now specifies a 12m height limit be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1003.11	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.2.1	Support	That the amended Rule 9.6.2.1 that now includes 'building height setback at upper floors' be retained as notified.
OS1003.12	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 be retained as notified.
OS1003.13	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) be retained as notified
OS1003.14	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That within Policy 27.7.32, deleting the words 'infilling development' and replacing such with 'residential development" be retained as notified.
OS1003.15	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed changes to Rule 27.6.1 that increase the minimum vacant lot size within the HDRZ be rejected.
OS1003.16	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed changes to Rule 27.7.30 which increase the square platform requirement when creating lots within the HDRZ be rejected.
OS1003.17	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That the 20% minimum landscaped (permeable) surface via Rule 9.5.4 be reduced to 15% or the activity status if this rule is breached be lowered to that of a restricted discretionary activity.
OS1003.18	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.
OS1003.19	Urban Intensification Variation	Oppose	That the existing minimum vacant lot size and square platform requirement within the PDP are maintained (and the proposed changes in the Variation are rejected).

Scott Freeman On Behalf Of Cactus Kiwi NZ Limited Partnership

Submitter 1004

Original Submission No	Provision	Position	Summary
OS1004.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.
OS1004.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.
OS1004.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.
OS1004.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.
OS1004.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.
OS1004.6	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.
OS1004.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.
OS1004.8	Chapter 12 - Queenstown Town	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Centre > 12.4 Rules - Activities > 12.4.7		
OS1004.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8	Support	That the deletion of Rule 12.5.8, in particular Rule 12.5.8.6, be retained as notified.
OS1004.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Support	That the replaced Rule 12.5.9, in particular the inclusion of the site (10 Man St, Queenstown) within Height Precinct 3 and the applicable 20m height limit as expressed by Rule 12.5.9.1(iii), be retained as notified.
OS1004.11	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Oppose	That a bespoke rule be created for the site (10 Man St, Queenstown) that measures building height from a fixed datum point of 326.5 masl as opposed to the 'original' ground level as determined by PDP definitions.
OS1004.12	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8 > 12.5.8.2	Oppose	That the required setback in Rule 12.5.8.2 be reduced from 6m to 2m, or alternatively if Rule 12.5.8.2 (and by virtue Rule 12.5.8.1) is to remain as presently proposed, that this rule be added to Rule 12.6.2 which deals with non-notification of applications for Restricted Discretionary activities.
OS1004.13	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.
OS1004.14	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.
OS1004.15	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Boydcorp Finance Limited

Submitter 1005

Original Submission No	Provision	Position	Summary
OS1005.1	Chapter 12 - Queenstown Town Centre > 12.2	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Objectives and Policies > Policies > 12.2.2.3		
OS1005.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.
OS1005.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.
OS1005.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.
OS1005.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.
OS1005.6	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.
OS1005.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.
OS1005.8	Chapter 12 - Queenstown Town Centre > 12.4 Rules - Activities > 12.4.7	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.
OS1005.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Support	That the replaced Rule 12.5.9, in particular the inclusion of the site (27 35 37 Shotover St, Queenstown) within Height Precinct 4 and the applicable 24m height limit as expressed by Rule 12.5.9.1(iv), be retained as notified.
OS1005.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8 > 12.5.8.2	Oppose	That the required setback in Rule 12.5.8.2 be reduced from 6m to 2m, or alternatively if Rule 12.5.8.2 (and by virtue Rule 12.5.8.1) is to remain as presently proposed, that this rule be added to Rule 12.6.2 which deals with non-notification of

			applications for Restricted Discretionary activities.
OS1005.11	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.
OS1005.12	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.
OS1005.13	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Beach Street Holdings Limited

Submitter 1006

Original Submission No	Provision	Position	Summary
OS1006.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.
OS1006.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.
OS1006.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.
OS1006.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.
OS1006.5	Chapter 12 - Queenstown Town Centre > 12.2	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Objectives and Policies > Policies > 12.2.3.3		
OS1006.6	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.
OS1006.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.
OS1006.8	Chapter 12 - Queenstown Town Centre > 12.4 Rules - Activities > 12.4.7	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.
OS1006.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8	Support	That the deletion of Rule 12.5.8, in particular Rule 12.5.8.6, be retained as notified.
OS1006.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Support	That the replaced Rule 12.5.9, in particular the inclusion of the site (23 25 27 Beach St, Queenstown) within Height Precinct 4 and the applicable 24m height limit as expressed by Rule 12.5.9.1(iv), be retained as notified.
OS1006.11	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8 > 12.5.8.2	Oppose	That the required setback in Rule 12.5.8.2 be reduced from 6m to 2m, or alternatively if Rule 12.5.8.2 (and by virtue Rule 12.5.8.1) is to remain as presently proposed, that this rule be added to Rule 12.6.2 which deals with non-notification of applications for Restricted Discretionary activities.
OS1006.12	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.
OS1006.13	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.
OS1006.14	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Bakerloo Holdings Limited

Submitter 1007

Original Submission No	Provision	Position	Summary
OS1007.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.
OS1007.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.
OS1007.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.
OS1007.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.
OS1007.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.
OS1007.6	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.
OS1007.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.
OS1007.8	Chapter 12 - Queenstown Town Centre > 12.4 Rules - Activities > 12.4.7	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1007.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8	Support	That the deletion of Rule 12.5.8, in particular Rule 12.5.8.6, be retained as notified.
OS1007.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Support	That the replaced Rule 12.5.9, in particular the inclusion of the site (36 38 Shotover St, Queenstown) within Height Precinct 4 and the applicable 24m height limit as expressed by Rule 12.5.9.1(iv), be retained as notified.
OS1007.11	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8 > 12.5.8.2	Oppose	That the required setback in Rule 12.5.8.2 be reduced from 6m to 2m, or alternatively if Rule 12.5.8.2 (and by virtue Rule 12.5.8.1) is to remain as presently proposed, that this rule be added to Rule 12.6.2 which deals with non-notification of applications for Restricted Discretionary activities.
OS1007.12	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.
OS1007.13	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.
OS1007.14	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Ashourian Partnership

Submitter 1008

Original Submission No	Provision	Position	Summary
OS1008.1	Urban Intensification Variation	Support	That the overall intent of the Variation is supported.
OS1008.2	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Support	That the deletion of 'low rise' in the second paragraph under the High Density Residential Zone Purpose be retained as notified.
OS1008.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Support	That the amendments to Policy 9.2.3.1, in particular the deletion of the words 'will be maintained', be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1008.4	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Support	That the deletion of Policy 9.2.3.2 be retained as notified.
OS1008.5	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the amendments to Rule 9.4.5 be retained as notified.
OS1008.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Support	That the new recession planes that apply via Rule 9.5.3 to all land within the HDRZ (with the exception of land located at Frankton North) be retained as notified.
OS1008.7	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96 > 9.5.96.1	Support	That the amended minimum boundary setbacks as proposed within Rule 9.5.6.1 be retained as notified.
OS1008.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7 > 9.5.7.1	Oppose	That Rule 9.5.7.1 be retained as notified, but that the additional 2m setback not apply from a State Highway road boundary.
OS1008.9	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That the inclusion of Outlook Space as per Rule 9.5.8 be retained as notified.
OS1008.10	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.2.1	Support	That the amended Rule 9.6.2.1 that now includes 'building height setback at upper floors' be retained as notified.
OS1008.11	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That the 20% minimum landscaped (permeable) surface via Rule 9.5.4 be reduced to 15% or the activity status if this rule is breached be lowered to that of a restricted discretionary activity.
OS1008.12	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Oppose	That an 18.5m height limit be imposed for the site (12 16 20 Stanley St and 12 Sydney St, Queenstown) and four blocks in the vicinity of the site.
OS1008.13	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of Accommodation & Booking Agents (Queenstown) Limited

Submitter 1009

Original Submission No	Provision	Position	Summary
OS1009.1	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the addition of 'from public places' in Policy 12.2.2.3(b) be retained as notified.
OS1009.2	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.3	Support	That the deletion of 'and to footpaths' from Policy 12.2.2.3(c) be retained as notified.
OS1009.3	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the deletion of Policy 12.2.2.4 be retained as notified.
OS1009.4	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.2.4	Support	That the addition of 'from a public place' in the replaced Policy 12.2.2.4(h) be retained as notified.
OS1009.5	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Support	That the addition of the new Policy 12.2.3.3(b) be retained as notified.
OS1009.6	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.7	Support	That the addition of the new Policy 12.2.3.7 be retained as notified.
OS1009.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.4.2	Support	That the addition of the new Policy 12.2.4.2(h) be retained as notified.
OS1009.8	Chapter 12 - Queenstown Town	Support	That the new matter of discretion within Rule 12.4.7(i) be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Centre > 12.4 Rules - Activities > 12.4.7		
OS1009.9	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8	Support	That the deletion of Rule 12.5.8, in particular Rule 12.5.8.6, be retained as notified.
OS1009.10	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Support	That the replaced Rule 12.5.9, in particular the inclusion of the site (18 Ballarat St, Queenstown) within Height Precinct 2 and the applicable 12m height limit as expressed by Rule 12.5.9.1(ii), be retained as notified.
OS1009.11	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8 > 12.5.8.1	Oppose	That the required setback in Rule 12.5.8.1 be reduced from 4m to 2m, or alternatively if rule 12.5.8.1 (and by virtue Rule 12.5.8.2) is to remain as presently proposed, that this rule be added to Rule 12.6.2 which deals with non-notification of applications for Restricted Discretionary activities.
OS1009.12	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That Rule 12.5.11 be deleted, or that it be clarified how this rule will be applied in a practical sense.
OS1009.13	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.11	Oppose	That the proposed Rule 12.5.11 be rejected if it applies to building alterations and/or renovations.
OS1009.14	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.

Scott Freeman On Behalf Of ABF Family Trust

Submitter 1010

Original Submission No	Provision	Position	Summary
OS1010.1	Urban Intensification Variation	Support	That the overall intent of the Variation is supported.
OS1010.2	Chapter 9 - High Density Residential > 9.1 Zone Purpose	Support	That the deletion of 'low rise' in the second paragraph under the High Density Residential Zone Purpose be retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1010.3	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Support	That the amendments to Policy 9.2.3.1, in particular the deletion of the words 'will be maintained', be retained as notified.
OS1010.4	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Support	That the deletion of Policy 9.2.3.2 be retained as notified.
OS1010.5	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the amendments to Rule 9.4.5 be retained as notified.
OS1010.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Support	That the permitted building height of 16.5m via Rule 9.5.1.1 (and by default, the deletion of certain existing height rules within the HDRZ) be retained as notified.
OS1010.7	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Support	That the new recession planes that apply via Rule 9.5.3 to all land within the HDRZ (with the exception of land located at Frankton North) be retained as notified.
OS1010.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96 > 9.5.96.1	Support	That the amended minimum boundary setbacks as proposed within Rule 9.5.6.1 be retained as notified.
OS1010.9	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7 > 9.5.7.1	Support	That Rule 9.5.7.1 be retained as notified.
OS1010.10	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That the inclusion of Outlook Space as per Rule 9.5.8 be retained as notified.
OS1010.11	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.1.2	Support	That the amended Rule 9.6.1.2 that now specifies a 16.5m height limit be retained as notified.
OS1010.12	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.2.1	Support	That the amended Rule 9.6.2.1 that now includes 'building height setback at upper floors' be retained as notified.
OS1010.13	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.1.4	Support	That the inclusion of the words 'greater diversity in housing typologies' in Policy 27.2.1.4 be retained as notified.
OS1010.14	Chapter 27 - Subdivision and Development > 27.2 Objectives and Policies - District Wide > 27.2.3.2	Support	That the inclusion of the words 'and the anticipated future character intended for the respective zones' within Policy 27.2.3.2(d) be retained as notified
OS1010.15	Chapter 27 - Subdivision and Development > 27.7 Zone -	Support	That within Policy 27.7.32, deleting the words 'infilling development' and replacing

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Location Specific Rules > 27.7.32		such with 'residential development" be retained as notified.
OS1010.16	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed changes to Rule 27.6.1 that increase the minimum vacant lot size within the HDRZ be rejected.
OS1010.17	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the proposed changes to Rule 27.7.30 which increase the square platform requirement when creating lots within the HDRZ be rejected.
OS1010.18	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Oppose	That the 20% minimum landscaped (permeable) surface via Rule 9.5.4 be reduced to 15% or the activity status if this rule is breached be lowered to that of a restricted discretionary activity.
OS1010.19	Urban Intensification Variation	Oppose	That any further or consequential or alternative amendments be made that are necessary to give effect to the matters raised in this submission.
OS1010.20	Urban Intensification Variation	Oppose	That the existing minimum vacant lot size and square platform requirement within the PDP are maintained (and the proposed changes in the variation are rejected).

Sarah McGuigan

Submitter 1011

Original Submission No	Provision	Position	Summary
OS1011.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1011.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS1011.3	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the proposed Variation.
OS1011.4	Urban Intensification Variation	Oppose	That the proposed Variation be withdrawn.
OS1011.5	Urban Intensification Variation	Oppose	That the variation is strongly opposed.

Sarah Mare

Submitter 1012

Original Submission No	Provision	Position	Summary
OS1012.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1012.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS1012.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed height limits be rejected.
OS1012.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed height limits be rejected.
OS1012.5	Urban Intensification Variation	Oppose	That Council look for an alternative to intensification with more low-rise development or use of greenfield spaces.

Sarah Broad

Submitter 1013

Original Submission No	Provision	Position	Summary
OS1013.1	Chapter 8 - Medium Density Residential	Oppose	That the change of maximum height and minimum distance from the boundary for Medium Density is opposed
OS1013.2	Chapter 9 - High Density Residential	Oppose	That the change of maximum height and minimum distance from the boundary for HDZ is opposed
OS1013.3	Urban Intensification Variation	Oppose	That the zoning of the long-established neighboring to remain unchanged.
OS1013.4	Urban Intensification Variation	Oppose	That the current height, density and distance rules of the zones to remain unchanged

OS1013.5	Urban Intensification Variation	Oppose	That is Council want high density high rise zones, these should be established in new developments such as at Frankton Flats and in new subdivisions where there are not existing neighbours.
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Sandra Keay

Submitter 1014

Original Submission No	Provision	Position	Summary
OS1014.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be withdrawn so that community and amenity values are retained.
OS1014.2	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to provisions in the Medium Density Residential Zone relating to Arrowtown be withdrawn so that community and amenity values are retained.

Sally McChlery

Submitter 1015

Original Submission No	Provision	Position	Summary
OS1015.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1015.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS1015.3	Urban Intensification Variation	Oppose	That the Variation to the Proposed District Plan regarding Arrowtown be declined.

Ronald Ewen Cameron

Submitter 1016

Original Submission No	Provision	Position	Summary
OS1016.1	Urban Intensification Variation	Oppose	That additional height allowance to create affordable housing should be built in areas where land prices are lower i.e., not in the inner Wānaka area.
OS1016.2	Urban Intensification Variation	Oppose	That the height standards as it relates to the inner Wānaka area be maintained.
OS1016.3	Urban Intensification Variation	Oppose	That higher density and height should be considered in outer Wānaka areas such as parts of Northlake, Three Parks, Tussock Rise and Lake Hāwea.

Rory McGuigan

Submitter 1017

Original Submission No	Provision	Position	Summary
OS1017.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1017.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS1017.3	Urban Intensification Variation	Oppose	That this Variation to the District Plan be rejected.
OS1017.4	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the proposed Variation to the District Plan - Urban Intensification.

Robyn Wilson

Submitter 1018

Original Submission No	Provision	Position	Summary
OS1018.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1018.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Robert Pheloung

Submitter 1019

Original Submission No	Provision	Position	Summary
OS1019.1	Urban Intensification Variation	Oppose	That the variation be rejected and existing rules be maintained.
OS1019.2	Urban Intensification Variation	Oppose	That Three Parks has the amenities and infrastructure required for intensive development necessary to meet the objectives of this variation.

Robert Palmer On Behalf Of EM Capital Pty Ltd

Submitter 1020

Original Submission No	Provision	Position	Summary
OS1020.1	Chapter 9 - High Density Residential	Support	That the proposed changes to the High Density Residential Zone be retained as notified, particularly the height of 16.5m on sites that are in close proximity to Queenstown Town Centre.

Robert Graves

Submitter 1021

Original Submission No	Provision	Position	Summary
OS1021.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1021.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS1021.3	Urban Intensification Variation	Oppose	That the changes proposed in the "Variation to Queenstown Lakes Proposed District Plan - Urban Intensification" be rejected.
OS1021.4	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the "Variation to Queenstown Lakes Proposed District Plan - Urban Intensification".

Robert Carter

Submitter 1022

Original Submission No	Provision	Position	Summary
OS1022.1	Chapter 8 - Medium Density Residential	Oppose	That the blanket adoption of the NPS-UD across the MDR zones in Arrowtown be rejected.
OS1022.2	Urban Intensification Variation	Oppose	That for intensification to progress, the council should issue a proposed update to the Arrowtown Design Guidelines so that the community can understand how these proposed variations would be implemented and what kind of positive impacts would be delivered.
OS1022.3	Urban Intensification Variation	Oppose	That a less intensive solution be proposed.

Richard Stirling

Submitter 1023

Original Submission No	Provision	Position	Summary
OS1023.1	Urban Intensification Variation	Support	That the increase heights and densities in some zones (in particular Wānaka moving some areas to MDRZ) is enabled.
OS1023.2	Urban Intensification Variation	Support	That the proposal to rezone land close to commercial areas in Queenstown, Frankton and Wānaka is included, and Wānaka to enable intensification of development.
OS1023.3	Urban Intensification Variation	Support	That the proposed Urban Intensification Variation in its entirety is approved.
OS1023.4	Urban Intensification Variation	Support	That the proposed plan change for the areas intended in the urban intensification variation is supported.

Richard Kemp

Submitter 1024

Original Submission No	Provision	Position	Summary
OS1024.1	Urban Intensification Variation	Oppose	That the currently isolated patch of LDSR-zoned land around Windsor Pl/Edinburgh Dr/London Ln (12 property titles) be rezoned on the notified planning maps to the MDR Zone.

Richard Kemp On Behalf Of Circular Property Group

Submitter 1025

Original Submission No	Provision	Position	Summary
OS1025.1	Urban Intensification Variation	Oppose	That the Medium Density Residential Zone proposed by the Urban Intensification Variation be extended to include the property at 1 Golden Terrace, Queenstown.
OS1025.2	Urban Intensification Variation	Oppose	That such further or consequential or alternative amendments be made that are necessary to give effect to this submission.

Reid Mossman

Submitter 1026

Original Submission No	Provision	Position	Summary
OS1026.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.2	Oppose	That the existing height restriction of 7m for a sloping site on Queenstown Hill be retained.
OS1026.2	Urban Intensification Variation	Oppose	That existing Setback to boundary measurements be retained for Queenstown Hill.
OS1026.3	Urban Intensification Variation	Oppose	That existing provisions on ground works Cu M capacity for properties on Queenstown Hill be retained.
OS1026.4	Urban Intensification Variation	Oppose	That existing recession plane rules (daylight angles) be retained for Queenstown Hill.
OS1026.5	Urban Intensification Variation	Oppose	That any proposed building outside the existing current building codes for Queenstown Hill should be publicly notified.
OS1026.6	Urban Intensification Variation	Oppose	That the current building regulations for Queenstown Hill be retained.

Raymond Herman

Submitter 1027

Original Submission No	Provision	Position	Summary
OS1027.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation be reconsidered and withdrawn for Arrowtown.
OS1027.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1027.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Phillipa Boe

Submitter 1028

Original Submission No	Provision	Position	Summary
OS1028.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1028.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Peter and Alison O'Brien

Submitter 1029

Original Submission No	Provision	Position	Summary
OS1029.1	Urban Intensification Variation	Oppose	That the currently proposed South West boundary of the Medium Density Residential Zone be moved to the base of the natural escarpment so that it will run from Redwood Lane at the west end, across through Sycamore Place and extend to lower Youghal Street to the east.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1029.2	Urban Intensification Variation	Oppose	That the land sitting north of Faulks Reserve and the Wānaka Golf Course (including the revised Medium Density Residential Zone boundary) be zoned Lower Density Suburban Residential.
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Peter Clarke

Submitter 1030

Original Submission No	Provision	Position	Summary
OS1030.1	Urban Intensification Variation	Oppose	That any attempt to permit high rise development in Arrowtown be refused.
OS1030.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1030.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS1030.4	Urban Intensification Variation	Oppose	That more, if not all, of our streets be one-way.

Paul Woodward

Submitter 1031

Original Submission No	Provision	Position	Summary
OS1031.1	Urban Intensification Variation	Oppose	That the Variation for Urban Intensification be denied in Arrowtown.
OS1031.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1031.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Paul McEwan

Submitter 1032

Original Submission No	Provision	Position	Summary
OS1032.1	Urban Intensification Variation	Oppose	That the proposed height increase to 12m as it relates to existing lots within Wānaka be rejected.

Pamela Rogers

Submitter 1033

Original Submission No	Provision	Position	Summary
OS1033.1	Urban Intensification Variation	Oppose	That the Variation be withdrawn.
OS1033.2	Urban Intensification Variation	Oppose	That the Variation in relation to Arrowtown be withdrawn.
OS1033.3	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1033.4	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

P Michael Farrier

Submitter 1034

Original Submission No	Provision	Position	Summary
OS1034.1	Chapter 8 - Medium Density Residential	Oppose	That the QLDC not back the proposal to increase density and housing in the Medium Density Residential Zone depicted on the Arrowtown zoning map.
OS1034.2	Urban Intensification Variation	Oppose	That the QLDC recognise the importance of Arrowtown's character and history.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1034.3	Urban Intensification Variation	Oppose	That the QLDC seek more innovative solutions to the housing issue in the district and, if necessary, look at fiscal and regulatory measures to reduce airbnb and make more homes available for long term rent.
OS1034.4	Urban Intensification Variation	Oppose	That QLDC encourage developers of vineyards and resort golf courses to provide employee accommodation.
OS1034.5	Urban Intensification Variation	Oppose	That stormwater issues need to be solved if it is decided to increase housing density and height.

Owen Wright

Submitter 1035

Original Submission No	Provision	Position	Summary
OS1035.1	Urban Intensification Variation	Oppose	That the Central Business District should remain as is and more dense residential development, office space and large retail is better off elsewhere
OS1035.2	Urban Intensification Variation	Oppose	That any and all planning changes to the Town Centre are opposed until more time has passed and a much more comprehensive and inclusive approach is conducted.
OS1035.3	Urban Intensification Variation	Oppose	That the urban intensification plan is opposed.

Oliver Archibald

Submitter 1036

Original Submission No	Provision	Position	Summary
OS1036.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That Arrowtown be excluded from the proposed building height change to 12m.

Noel Beggs

Submitter 1037

Original Submission No	Provision	Position	Summary
OS1037.1	Urban Intensification Variation	Oppose	That the proposed PDP Urban Intensification changes as they apply to Arrowtown be removed from the current Urban Intensification Variation.
OS1037.2	Urban Intensification Variation	Oppose	That the Arrowtown Design Guidelines, as embedded in the current PDP, be honoured and accepted for what they are, not altered to suit inappropriate changes.
OS1037.3	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to the Lower Density Suburban Residential Zone in Arrowtown be rejected.
OS1037.4	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the Medium Density Residential Zone in Arrowtown be rejected.
OS1037.5	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.911	Oppose	That the proposed changes to the density in Arrowtown be rejected.
OS1037.6	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That the proposed changes to the density in Arrowtown be rejected.
OS1037.7	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed changes to the height in Arrowtown be rejected.
OS1037.8	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed changes to the height in Arrowtown be rejected.
OS1037.9	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.7	Oppose	That the proposed changes to the height in Arrowtown be rejected.

Nicole Malpass On Behalf Of Varina Pty Ltd

Submitter 1038

Original Submission No	Provision	Position	Summary
OS1038.1	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Support	That the purpose be retained as notified.
OS1038.2	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.1.4	Support	That the policy be retained as notified.
OS1038.3	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Support	That the objective be retained as notified.
OS1038.4	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.3.1	Support	That the policy be retained as notified.
OS1038.5	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.3.2	Support	That the policy be retained as notified.
OS1038.6	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.5	Support	That the objective be retained as notified.
OS1038.7	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.2	Support	That the objective be retained as notified.
OS1038.8	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.3	Support	That the policy be retained as notified and the numbering updated
OS1038.9	Chapter 8 - Medium Density Residential > 8.4 Rules - Activities > 8.4.10	Oppose	That matter of discretion f. acknowledges that amenity values will change over time as intensification occurs.
OS1038.10	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Support	That the standard be retained as notified.
OS1038.11	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.4 > 8.5.4.1	Oppose	That the maximum building coverage be increased to 55%.
OS1038.12	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Support	That the standard be deleted as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1038.13	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Support	That the standard be retained as notified.
OS1038.14	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.6	Support	That the standard be retained as notified.
OS1038.15	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.7	Support	That the standard be retained as notified.
OS1038.16	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.8	Support	That the standard be retained as notified.
OS1038.17	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.9	Support	That the standard be retained as notified.
OS1038.18	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.11	Support	That the standard be retained as notified.
OS1038.19	Chapter 16 - Business Mixed Use > 16.1 Purpose	Support	That the purpose be retained as notified.
OS1038.20	Chapter 16 - Business Mixed Use > 16.2 Objectives and Policies > Policies > 16.2.2.1	Support	That the policy be retained as notified.
OS1038.21	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.1	Support	That the standard be retained as notified.
OS1038.22	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.9	Support	That the standard be retained as notified.
OS1038.23	Urban Intensification Variation	Oppose	That all and any necessary changes as a consequence of the relief sought and/or including any topic or matters raised be granted.

Nicole Malpass On Behalf Of Roger Moseby, Marilyn Frances Gordon, and Susan Robertson

Submitter 1039

Original Submission No	Provision	Position	Summary
OS1039.1	Urban Intensification Variation	Oppose	That the site indicated be rezoned to High Density Residential.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1039.2	Urban Intensification Variation	Oppose	That the BRA be removed.
OS1039.3	Chapter 8 - Medium Density Residential > 8.1 Zone Purpose	Support	That the purpose be retained as notified.
OS1039.4	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.1.4	Support	That the policy be retained as notified.
OS1039.5	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Support	That the objective be retained as notified.
OS1039.6	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.3.1	Support	That the policy be retained as notified.
OS1039.7	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.3.2	Support	That the policy be retained as notified.
OS1039.8	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.5	Support	That the objective be retained as notified.
OS1039.9	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.2	Support	That the policy be retained as notified.
OS1039.10	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.3	Support	That the policy be retained with amended numbering.
OS1039.11	Chapter 8 - Medium Density Residential > 8.4 Rules - Activities > 8.4.10	Oppose	That matter of discretion f. acknowledge that amenity values will change over time as intensification occurs.
OS1039.12	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Support	That the standard by retained as notified.
OS1039.13	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.4	Oppose	That the maximum coverage be increased to 55%.
OS1039.14	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Support	That the standard by deleted as notified.
OS1039.15	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Support	That the standard by retained as notified.
OS1039.16	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.6	Support	That the standard by retained as notified.
OS1039.17	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.7	Support	That the standard by retained as notified.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1039.18	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.87	Support	That the standard be retained as notified.
OS1039.19	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.98	Support	That the standard be retained as notified.
OS1039.20	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1110	Support	That the standard be retained as notified.
OS1039.21	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.2.1	Support	That the policy be retained as notified.
OS1039.22	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.2.4	Support	That the policy be retained as notified.
OS1039.23	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Support	That the policy be retained as notified.
OS1039.24	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Support	That the policy be retained as notified.
OS1039.25	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.6.3	Support	That the policy be retained as notified.
OS1039.26	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.6.5	Support	That the policy be retained as notified.
OS1039.27	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the rule be retained as notified.
OS1039.28	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Support	That the standard be retained as notified.
OS1039.29	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.36	Support	That the standard be retained as notified.
OS1039.30	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96	Support	That the standard be retained as notified.
OS1039.31	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7	Support	That the rule be retained as notified.
OS1039.32	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That the standard be retained as notified.
OS1039.33	Chapter 9 - High Density Residential > 9.6 Rules - Non-	Support	That this be retained as notified.

Notification of Applications > 9.6.2.1			
OS1039.34	Urban Intensification Variation	Oppose	That all and any necessary changes as a consequence of the relief sought and/or including any topic or matters raised be granted.

Nicole Malpass On Behalf Of Canterbury Helicopters Ltd

Submitter 1040

Original Submission No	Provision	Position	Summary
OS1040.1	Urban Intensification Variation	Oppose	That the area identified in the submission is rezoned from Medium Density Residential to High Density Residential
OS1040.2	Urban Intensification Variation	Oppose	That the entire Building Restriction Area adjoining the golf course boundary be removed, including the triangular area present on the submitters landholding (27 Ballantyne Road).
OS1040.3	Urban Intensification Variation	Support	That the intent of the proposed changes to chapters relevant to the submission are supported subject to the relief sought in the submission.
OS1040.4	Urban Intensification Variation	Oppose	That the proposed variations have not gone far enough to have a true impact on intensification as sought by national directives.
OS1040.5	Urban Intensification Variation	Oppose	That in addition to the varied building height and recession plane provisions, building coverage should also provide for a commensurate increase in built form extent, particularly when considering minimum allotment sizes have remained the same.
OS1040.6	Urban Intensification Variation	Support	That the proposed variation to Chapters 8 (Medium Density Zone) and 9 (High Density Zone) are generally supported subject to the relief sought in the submission.
OS1040.7	Urban Intensification Variation	Oppose	That the lack of amendments in some areas of the relevant chapters as well as specific zoning opportunities (including the identified Building Restriction Area) applicable to the submitter's landholding at 27 Ballantyne Road, are opposed.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1040.8	Urban Intensification Variation	Oppose	That any and all necessary changes are made as a consequence of the relief sought, and/or including any topic or matters raised within the scope of the variation as notified.
OS1040.9	Urban Intensification Variation	Support	That the amended zone purpose statements are supported.
OS1040.10	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.1.4	Support	That the proposed changes to Policy 8.2.1.4 are supported.
OS1040.11	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.3	Support	That the proposed changes to Objective 8.2.3 are supported.
OS1040.12	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.3.1	Support	That the proposed changes to Policy 8.2.3.1 are supported.
OS1040.13	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.3.2	Support	That the proposed changes to Policy 8.2.3.2 are supported
OS1040.14	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > 8.2.5	Support	That the proposed changes to Objective 8.2.5 are supported.
OS1040.15	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies > 8.2.5.2	Support	That the introduction of Policy 8.2.5.2 is supported.
OS1040.16	Chapter 8 - Medium Density Residential > 8.2 Objectives and Policies > Policies	Oppose	That the numbering for existing Policy 8.2.5.2 be amended.
OS1040.17	Chapter 8 - Medium Density Residential > 8.4 Rules - Activities > 8.4.10	Support	That rule 8.4.10 is amended as follows: f. <u>privacy for occupants of the subject site and neighbouring sites; including cumulative privacy effects resulting from several household units enabling overlooking of another unit of units, acknowledging that amenity values will change over time as intensification occurs;</u>

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1040.18	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Support	That the proposed changes to standard 8.5.1 are supported.
OS1040.19	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.4	Oppose	That standard 8.5.4 is amended as follows: 8.5.4.1 A maximum of 45% 55% .
OS1040.20	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Support	That the removal of standard 8.5.5 is supported
OS1040.21	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Support	That the introduction of standard 8.5.5 is supported
OS1040.22	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.6	Support	That the introduction of standard 8.5.6 is supported
OS1040.23	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.7 5	Support	That the amendments to standard 8.5.7 are supported
OS1040.24	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.8 7	Support	That the proposed amendments to standard 8.5.8 are supported
OS1040.25	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.9 8	Support	That the proposed amendments to Standard 8.5.9 are supported
OS1040.26	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.11 10	Support	That the proposed amendments to Standard 8.5.11 are supported.
OS1040.27	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.17	Oppose	That the submitter is neutral on the proposed amendments to Standard 8.5.17
OS1040.28	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.2.1	Support	That the proposed amendments to Policy 9.2.2.1 are supported.
OS1040.29	Chapter 9 - High Density Residential > 9.2	Support	That the proposed amendments to Policy 9.2.2.4 are supported.

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Objectives and Policies > Policies > 9.2.2.4		
OS1040.30	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.1	Support	That the proposed amendments to Policy 9.2.3.1 are supported.
OS1040.31	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.3.2	Support	That the proposed amendments to Policy 9.2.3.2 are supported.
OS1040.32	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.6.3	Support	That the proposed amendments to Policy 9.2.6.3 are supported
OS1040.33	Chapter 9 - High Density Residential > 9.2 Objectives and Policies > Policies > 9.2.6.5	Support	That the proposed amendments to Policy 9.2.6.5 are supported
OS1040.34	Chapter 9 - High Density Residential > 9.4 Rules - Activities > 9.4.5	Support	That the proposed amendments to rule 9.4.5 are supported.
OS1040.35	Chapter 9 - High Density Residential > 9.5 Rules - Standards	Support	That the proposed amendments to Standard 9.5.1 are supported.
OS1040.36	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.2	Support	That the removal of Standard 9.5.2 is supported.
OS1040.37	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Support	That the removal of Standard 9.5.3 is supported.
OS1040.38	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.4.4	Support	That the removal of Standard 9.5.4 is supported.
OS1040.39	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3 6	Support	That the proposed amendments to Standard 9.5.3 are supported
OS1040.40	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.9 6	Support	That the proposed amendments to Standard 9.5.6 are supported.
OS1040.41	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7	Support	That the introduction of Standard 9.5.7 is supported
OS1040.42	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Support	That the introduction of Standard 9.5.8 is supported
OS1040.43	Chapter 9 - High Density Residential > 9.6 Rules -	Oppose	That the submitter is neutral on the proposed amendments to 9.6.1.2

	Non-Notification of Applications		
OS1040.44	Chapter 9 - High Density Residential > 9.6 Rules - Non-Notification of Applications > 9.6.2.1	Support	That the proposed amendments to 9.6.2.1 are supported.

Nicola Martin

Submitter 1041

Original Submission No	Provision	Position	Summary
OS1041.1	Urban Intensification Variation	Oppose	That Arrowtown be removed from the proposed Urban Intensification Variation.
OS1041.2	Urban Intensification Variation	Oppose	That intensification of urban environments should be kept to the areas that are able to absorb it best like Frankton Flats and the bottom of Bob's Peak, not Arrowtown.

N and P Familton

Submitter 1042

Original Submission No	Provision	Position	Summary
OS1042.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation in its current form be rejected.
OS1042.2	Urban Intensification Variation	Oppose	That any proposed intensification should be directed at areas where infrastructure has been, or can be, designed to accommodate such development.
OS1042.3	Chapter 8 - Medium Density Residential	Oppose	That the proposed district plan changes to the Medium Density Residential Zone within the Arrowtown Urban Growth Boundary be removed.
OS1042.4	Urban Intensification Variation	Oppose	That any additional or consequential changes be made that are necessary or appropriate to address the matters raised in this submission and/or the relief requested in this submission, including modifications to maps identifying intensification within Arrowtown or any such other combination of plan provisions,

objectives, policies, rules and standards provided that the intent of this submission is enabled.

N and G Mason

Submitter 1043

Original Submission No	Provision	Position	Summary
OS1043.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation in its current form be rejected.
OS1043.2	Urban Intensification Variation	Oppose	That any proposed intensification should be directed at areas where infrastructure has been, or can be, designed to accommodate such development.
OS1043.3	Chapter 8 - Medium Density Residential	Oppose	That the proposed district plan changes to the Medium Density Residential Zone within the Arrowtown Urban Growth Boundary be removed.
OS1043.4	Urban Intensification Variation	Oppose	That any additional or consequential changes be made that are necessary or appropriate to address the matters raised in this submission and/or the relief requested in this submission, including modifications to maps identifying intensification within Arrowtown or any such other combination of plan provisions, objectives, policies, rules and standards provided that the intent of this submission is enabled.

Mutu Mildon

Submitter 1044

Original Submission No	Provision	Position	Summary
OS1044.1	Urban Intensification Variation	Oppose	That the construction and height elevation advancement is not supported.
OS1044.2	Urban Intensification Variation	Oppose	That the height elevation is kept at its current limit and that intensification happens elsewhere so local businesses can continue to thrive.

Murray Brightwell

Submitter 1045

Original Submission No	Provision	Position	Summary
OS1045.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone be rejected.
OS1045.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone be rejected.

Molly Redican

Submitter 1046

Original Submission No	Provision	Position	Summary
OS1046.1	Urban Intensification Variation	Oppose	That the increase in building height limits are opposed
OS1046.2	Urban Intensification Variation	Oppose	That the variations are rejected and re-thought.
OS1046.3	Urban Intensification Variation	Oppose	That the building height increase in Wānaka is opposed.

Milton de Silva

Submitter 1047

Original Submission No	Provision	Position	Summary
OS1047.1	Urban Intensification Variation	Oppose	That the current planned variation is stopped and consultation is continued for a period of six months.
OS1047.2	Urban Intensification Variation	Oppose	That intensive housing is not opposed by needs to be projects of high quality, with three parks being the ideal situation.

Michael Kerr

Submitter 1048

Original Submission No	Provision	Position	Summary
OS1048.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation be amended to exclude Arrowtown.
OS1048.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1048.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Lynda Hensman

Submitter 1049

Original Submission No	Provision	Position	Summary
OS1049.1	Urban Intensification Variation	Oppose	That the preposterous notion of building heights is absolutely 100% rejected.
OS1049.2	Urban Intensification Variation	Oppose	That a complete rethink occurs with sensible proposals that manage our community/infrastructure, awareness to impact to already existing dwellings.

Lee McNicholl

Submitter 1050

Original Submission No	Provision	Position	Summary
OS1050.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposal for 12m high apartment blocks in Arrowtown be rejected.

Kirstin Mitchell On Behalf Of Belvedere Apartments Body Corporate 372880 (29 Warren Street)

Submitter 1051

Original Submission No	Provision	Position	Summary
OS1051.1	Urban Intensification Variation	Oppose	That the proposed QLDC Urban Intensification Variation, particularly as it impacts the central area of Wānaka, be opposed.
OS1051.2	Urban Intensification Variation	Oppose	That any future intensification within central Wānaka Township area should only be adopted within existing height prescriptions.
OS1051.3	Urban Intensification Variation	Oppose	That increasing height to 11 metres plus 1m roof bonus should only be adopted in greenfield areas.
OS1051.4	Urban Intensification Variation	Oppose	That height does not increase to the proposed 12m and 16m.

Judith Pringle

Submitter 1052

Original Submission No	Provision	Position	Summary
OS1052.1	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the Urban Intensification Variation.
OS1052.2	Urban Intensification Variation	Oppose	That the intensification of Arrowtown be rejected as proposed.

Josh Viana

Submitter 1053

Original Submission No	Provision	Position	Summary
OS1053.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to the Low Density Zone in Arrowtown be removed from the Urban Intensification Variation.
OS1053.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to the Medium Density Zone in Arrowtown be removed from the Urban Intensification Variation.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1053.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That increasing building heights to 8m be rejected.
OS1053.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That increasing building heights to 12m be rejected.
OS1053.5	Urban Intensification Variation	Oppose	That instead of intensifying Arrowtown, choose a place that has no houses and plan out carefully intensified areas.

John Glover On Behalf Of Shaping Our Future Inc

Submitter 1054

Original Submission No	Provision	Position	Summary
OS1054.1	Urban Intensification Variation	Oppose	That the proposed rule changes are amended to ensure they do not apply to Arrowtown in their current form.
OS1054.2	Urban Intensification Variation	Oppose	That the proposed rule changes are amended to ensure they do not apply to Hāwea in their current form.

Jo Fyfe On Behalf Of Southern Lakes Property Trust Limited (SLPTL)

Submitter 1055

Original Submission No	Provision	Position	Summary
OS1055.1	Chapter 16 - Business Mixed Use	Support	That the general intention of the variation, where it applies to the Business Mixed Use Zone is supported.
OS1055.2	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.8	Support	That the increased height in the Business Mixed Use Zone is supported and the Council's aim in enabling the increased intensification in the commercial centres of Wānaka, subject to amendments sought in submission.
OS1055.3	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.9	Oppose	That the maximum building height in the Business Mixed Use Zone in Three Parks be increased to 20m as a permitted activity.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1055.4	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.8	Oppose	That building height of any building in the Business Mixed Use Zone in Three Parks exceeding 20m be a discretionary activity.
OS1055.5	Chapter 16 - Business Mixed Use	Oppose	That the increased height (or number of levels) sought should be reflected in the future Business Mixed Use Zone Design Guidelines.
OS1055.6	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.8	Oppose	That if the increased height of 20m is not accepted as a maximum permitted activity, that an allowance for Restricted discretionary activity for buildings exceeding 16.5m, and a discretionary activity for buildings exceeding 20m is sought in the Three Parks Business Mixed Use Zone to be reflected under Rule 16.5.8 and 16.5.9.
OS1055.7	Chapter 16 - Business Mixed Use > 16.6 Rules - Non-Notification of Applications > 16.6.2 > 16.6.2.2	Oppose	That a non-notification clause for building heights under 20 metres in Three Parks be included.
OS1055.8	Chapter 4 - Urban Development	Oppose	That any relevant Objectives and Policies in the Strategic Chapter are amended to support this submission.
OS1055.9	Chapter 16 - Business Mixed Use	Oppose	That any relevant Objectives and Policies in Chapter 16 Business Mixed Use are amended to support this submission.

Jeremy Winstone

Submitter 1056

Original Submission No	Provision	Position	Summary
OS1056.1	Urban Intensification Variation	Oppose	That Arrowtown be excluded from Urban Intensification.
OS1056.2	Urban Intensification Variation	Oppose	That QLDC either remove or amend their proposed Urban Intensification plans.
OS1056.3	Urban Intensification Variation	Oppose	That QLDC withdraw the proposed changes to the District Plan or amend the proposal to exclude Arrowtown.
OS1056.4	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.

OS1056.5	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
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Jayne Macdonald On Behalf Of Prudence Hendry

Submitter 1057

Original Submission No	Provision	Position	Summary
OS1057.1	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.4	Oppose	That the increased height limit of 12m in the HDRZ along Lake and Lismore Streets in Wānaka is opposed.
OS1057.2	Urban Intensification Variation	Oppose	That the do nothing option is the option QLDC should have settled on.
OS1057.3	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.4	Oppose	That if the primary relief is not granted, the status quo is retained in terms of height limits for the Lismore Street High Density Residential Zone.
OS1057.4	Urban Intensification Variation	Oppose	That the Variation is opposed in its totality.

Jayne Macdonald On Behalf Of Maria Young

Submitter 1058

Original Submission No	Provision	Position	Summary
OS1058.1	Urban Intensification Variation	Oppose	That the do nothing option in the Section 32 report is appropriate and the variation withdrawn.
OS1058.2	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That in the alternative, that the status quo (i.e. as per proposed district plan Wānaka HDR zone) height limits for the Lismore Street HDR zone be retained.
OS1058.3	Urban Intensification Variation	Oppose	That any further or consequential relief required to give effect to the submission be granted.
OS1058.4	Urban Intensification Variation	Oppose	That the Variation is opposed in its totality.

Jason and Sharron Payne

Submitter 1059

Original Submission No	Provision	Position	Summary
OS1059.1	Urban Intensification Variation	Oppose	That Queenstown Village, it's surrounds, and Arrowtown be exempt from urban intensification. The whole of Queenstown should not be looking at this proposal.

Holly Viana

Submitter 1060

Original Submission No	Provision	Position	Summary
OS1060.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to the Low Density Zone in Arrowtown be removed from the Urban Intensification Variation.
OS1060.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to the Medium Density Zone in Arrowtown be removed from the Urban Intensification Variation.
OS1060.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That increasing building heights to 8m be rejected.
OS1060.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That increasing building heights to 12m be rejected.

Gillian White

Submitter 1061

Original Submission No	Provision	Position	Summary
OS1061.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the increase to height restrictions in the Lower Density Suburban Residential Zone be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1061.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the increase to height restrictions in the Medium Density Residential Zone be rejected.
OS1061.3	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That the increase to height restrictions in the High Density Residential Zone be rejected.
OS1061.4	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the increase to height restrictions in the Wānaka Town Centre Zone be rejected.
OS1061.5	Chapter 27 - Subdivision and Development	Oppose	That sufficient parking allocation be considered in all new subdivisions.

Gillian Egerton

Submitter 1062

Original Submission No	Provision	Position	Summary
OS1062.1	Urban Intensification Variation	Oppose	That this plan change is rejected.
OS1062.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1062.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS1062.4	Urban Intensification Variation	Oppose	That the Variation, as it relates to Arrowtown, be withdrawn.

Georgie Thornton

Submitter 1063

Original Submission No	Provision	Position	Summary
OS1063.1	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Support	That sections are enabled to be smaller.
OS1063.2	Urban Intensification Variation	Oppose	That new height restrictions are established in new areas of development (e.g., Three Parks, Alpine Estate etc.).

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1063.3	Urban Intensification Variation	Oppose	That the proposed variation to the plan is delayed.
OS1063.4	Urban Intensification Variation	Oppose	That the council invest rates into further work on a sustainable way of growing this town.

Fiona Rowley

Submitter 1064

Original Submission No	Provision	Position	Summary
OS1064.1	Urban Intensification Variation	Oppose	That like the Christchurch City Council did to Akaroa, Arrowtown be removed from the proposed Intensification Variation to the District Plan.

Debbie Willocks

Submitter 1065

Original Submission No	Provision	Position	Summary
OS1065.1	Urban Intensification Variation	Oppose	That new housing and densification be done in a managed, measured way, preferably in a green field location with tight guidelines.
OS1065.2	Urban Intensification Variation	Oppose	That increasing the height allowance will encourage developers to tear down homes which will lead to the loss of sunshine, views and privacy.

David and Barbara Payton

Submitter 1066

Original Submission No	Provision	Position	Summary
OS1066.1	Chapter 7 - Lower Density Suburban Residential > 7.1 Zone Purpose	Oppose	That the proposed changes to the Low Density Suburban Residential Zone purpose statement be rejected.
OS1066.2	Chapter 7 - Lower Density Suburban	Oppose	That the proposed deletion in policy 7.2.3.2 be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Residential > 7.2 Objectives and Policies > Policies > 7.2.3.2		
OS1066.3	Chapter 7 - Lower Density Suburban Residential > 7.2 Objectives and Policies > Policies > 7.2.6.2	Support	That the amended policy 7.2.6.2, allowing for consideration of infrastructure upgrades, be retained as notified.
OS1066.4	Chapter 7 - Lower Density Suburban Residential > 7.3 Other Provisions and Rules > 7.3.2.4	Oppose	That the amendments section 7.3.2 and specifically provision 7.3.2.4 be rejected.
OS1066.5	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.4	Oppose	That the new permitted activity in provision 7.4.4 be rejected.
OS1066.6	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.8 9	Oppose	That the proposed amendment relating the 300m2 minimum area to 'average area' rather than 'net area' be rejected.
OS1066.7	Chapter 7 - Lower Density Suburban Residential > 7.4 Rules - Activities > 7.4.8 9	Oppose	That there be no discretion relating to rule 7.4.9, and that QLDC apply the rules, with any proposal that does not meet the standards being notified.
OS1066.8	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That changes to permitted building height limits, increasing to 8m on flat and sloping LDSR sites across the district with only one exception (Kawarau Heights), be rejected.
OS1066.9	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Support	That the application of recession planes across both flat and sloping sections be retained.
OS1066.10	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That changing the treatment of breaches of the recession plane rules from non-complying to restricted discretionary be rejected, and that any breach be notified to neighbours and no discretion allowed to Council staff.
OS1066.11	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That increasing the minimum net site area for the LDSR Zone from 450m2 to 300m2 be rejected.
OS1066.12	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That changing the minimum dimensions for lots in the LDSR Zone to 12mx15m be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1066.13	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.33 > 27.7.33.1	Oppose	That allowance for a reduction in the minimum net site area and minimum dimensions for subdivision in the LDR Zone where a concurrent land use and subdivision application is lodged be rejected.
OS1066.14	Chapter 7 - Lower Density Suburban Residential	Oppose	That a majority of the variations in the LDSR in Wānaka be rejected.
OS1066.15	Urban Intensification Variation	Oppose	That greenfields developments/developers pay the cost of needed infrastructure in developments.

Claudio Viana

Submitter 1067

Original Submission No	Provision	Position	Summary
OS1067.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all proposed changes to the Low Density Zone in Arrowtown be removed.
OS1067.2	Chapter 8 - Medium Density Residential	Oppose	That all proposed changes to the Medium Density Zone in Arrowtown be removed.
OS1067.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That increasing heights to 8m be rejected.
OS1067.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That increasing heights to 12m be rejected.
OS1067.5	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That reduced recession planes be rejected.
OS1067.6	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That reduced recession planes be rejected.
OS1067.7	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That reduced section sizes be rejected.

OS1067.8	Urban Intensification Variation	Oppose	That Arrowtown be removed from the plan changes in the Urban Intensification Variation.
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Ceridwen Aldiss

Submitter 1068

Original Submission No	Provision	Position	Summary
OS1068.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to provisions in the Lower Density Residential Suburban Zone in Arrowtown be removed from the Variation.
OS1068.2	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to provisions in the Medium Density Residential Zone in Arrowtown be removed from the Variation.
OS1068.3	Urban Intensification Variation	Oppose	That before further development or urban intensification in Arrowtown is passed or consented, infrastructure and services be upgraded.

Carolyn Beggs

Submitter 1069

Original Submission No	Provision	Position	Summary
OS1069.1	Urban Intensification Variation	Oppose	That the proposed PDP Urban Intensification changes, as they apply to Arrowtown, be removed from the current Variation.
OS1069.2	Urban Intensification Variation	Oppose	That QLDC acknowledge that Arrowtown is a major tourist attraction in its own right.
OS1069.3	Urban Intensification Variation	Oppose	That the infrastructure of Arrowtown be assessed for its ability to meet demand should the variation be allowed.
OS1069.4	Urban Intensification Variation	Oppose	That existing housing and the impact on amenity be considered in implementing the legislation.
OS1069.5	Urban Intensification Variation	Oppose	That Arrowtown should be excluded from intensification, given it's limited commercial area, as a rapidly growing population would need to travel out of

the town to Frankton/Queenstown for employment, education and most services.

Bruce and Mary Matheson On Behalf Of Body Corp 9 York Street Queenstown

Submitter 1070

Original Submission No	Provision	Position	Summary
OS1070.1	Urban Intensification Variation	Oppose	That the proposal to vary the Proposed District Plan in terms of urban density particularly in relation to the new proposed zoning and amendment to existing Low Density Suburban Residential Zone, Height Density Residential Zone as well as the newly proposed Medium Density Residential Zone be rejected.
OS1070.2	Urban Intensification Variation	Oppose	That all of Queenstown Hill retains its existing zoning as determined in the Proposed District Plan.
OS1070.3	Urban Intensification Variation	Oppose	That in particular York Street and Dublin Street remain as currently zoned with no change to the current definitions in the zoning rules.
OS1070.4	Urban Intensification Variation	Oppose	That full adherence by the council be afforded to the decision of the May 2018 hearing and report to the Queenstown Lakes District Council (QLDC).
OS1070.5	Urban Intensification Variation	Oppose	That Queenstown village is not a location suitable for Urban Intensification and should be excluded.
OS1070.6	Urban Intensification Variation	Oppose	That the only area suitable for intensification close to the village town's Central Business District is the Gorge Road area from the Hallenstein Street corner toward the wetlands.

Bradley Owen

Submitter 1071

Original Submission No	Provision	Position	Summary
OS1071.1	Urban Intensification Variation	Oppose	That the proposed District Plan changes be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1071.2	Urban Intensification Variation	Oppose	That we should wait until Three Parks is fully developed before allowing for intensification of the Wānaka Town Centre.
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Barbara Spary

Submitter 1072

Original Submission No	Provision	Position	Summary
OS1072.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed changes to height limits be rejected.
OS1072.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed changes to height limits be rejected.
OS1072.3	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1072.4	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Alan Sutton

Submitter 1073

Original Submission No	Provision	Position	Summary
OS1073.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the Medium Density Residential Zone in Arrowtown be rejected.
OS1073.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That increasing building height from 7m to 11m in Arrowtown be rejected.
OS1073.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That less stringent recession plane rules in Arrowtown be rejected.
OS1073.4	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed changes to minimum subdivision rules in Arrowtown be rejected.

Aftaab Sandhu

Submitter 1074

Original Submission No	Provision	Position	Summary
OS1074.1	Urban Intensification Variation	Oppose	That all Lower Density Suburban Residential (LDR) should not be up-zoned to Medium Density Residential (MDR).
OS1074.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That an increase to the height limit be allowed to only 7m in most locations for flat and sloping sites.
OS1074.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That the recession plane standards are not relaxed and simplified.
OS1074.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the permitted building height in the Lower Density Suburban Residential Zone should only be increased to 7m for both Queenstown and Arrowtown.
OS1074.5	Chapter 7 - Lower Density Suburban Residential	Oppose	That buildings should not be allowed to be more than 2 storeys tall.
OS1074.6	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas	Oppose	That the minimum lot area size for the Lower Density Suburban Residential Zone is amended to 400m ² .
OS1074.7	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the minimum lot dimensions in the Lower Density Suburban Residential Zone be amended to 14m x 15m.
OS1074.8	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Oppose	That an increase in the maximum height limit only be allowed to 9m + 1m (for pitched roofs) in most locations.
OS1074.9	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That the recession plane standards are not relaxed or simplified.
OS1074.10	Chapter 8 - Medium Density Residential	Oppose	That buildings should not be allowed to be more than 2 storeys tall.
OS1074.11	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the minimum lot dimension for the Medium Density Residential Zone be amended to 11m x 12m.
OS1074.12	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That only an increase in maximum height of 4.5m is allowed.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1074.13	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That the increase in maximum building height be 12m, not the proposed 16.5m.
OS1074.14	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96	Oppose	That the minimum internal boundary setback requirement not change.
OS1074.15	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.3	Oppose	That the recession plane standards are not relaxed and simplified.
OS1074.16	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Oppose	That each of the five new height precincts should only be increased by half of what is being proposed.
OS1074.17	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.9	Oppose	That an increase of the maximum height limit be 14m in Queenstown, Frankton Marina and Frankton North.
OS1074.18	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.1	Oppose	That the setback and sunlight access standards for sites that adjoin a residential zone remain unchanged.
OS1074.19	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.7	Oppose	That the building height in Fernhill be only up to 11m.
OS1074.20	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.7	Oppose	That the building height in Sunshine Bay be only up to 9m.
OS1074.21	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.7	Oppose	That an increase in the maximum height limit be 11m in this zone.
OS1074.22	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.2	Oppose	That the sunlight and setback access standards for sites that adjoin a residential zone remain unchanged.
OS1074.23	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That a maximum change in the order of 2m of additional height should be allowed.
OS1074.24	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That the maximum density standard of 1 residential unit per 250m ² not be removed.
OS1074.25	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas	Support	That the minimum lot are for the Medium Density Residential Zone, as notified, be maintained at 250m ² .
OS1074.26	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.98	Support	That the minimum internal boundary setback requirement not change in the Medium Density Residential Zone, as notified.
OS1074.27	Chapter 9 - High Density Residential	Oppose	That buildings not be allowed to be more than 3 storeys tall.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1074.28	Chapter 15 - Local Shopping Centre Zone	Oppose	That the existing recession planes are kept.
OS1074.29	Urban Intensification Variation	Oppose	That the increased intensification proposed should only happen in new developments in the District.

Melanie Hill

Submitter 1075

Original Submission No	Provision	Position	Summary
OS1075.1	Urban Intensification Variation	Oppose	That the Variation not go ahead.
OS1075.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed 12m height limit in Arrowtown be rejected.

Mark Hosie

Submitter 1076

Original Submission No	Provision	Position	Summary
OS1076.1	Urban Intensification Variation	Oppose	That this Variation be withdrawn in full or modified so that none of the provisions apply to Arrowtown.
OS1076.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the LDSR relating to Arrowtown are rejected.
OS1076.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the MDRZ relating to Arrowtown are rejected.

Mark and Michelle Mckone

Submitter 1077

Original Submission No	Provision	Position	Summary
OS1077.1	Urban Intensification Variation	Oppose	That the proposed planning maps are opposed in their current form

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1077.2	Urban Intensification Variation	Oppose	That the zoning at the western end of Panorama Terrace (Lots 10-26 DP 8728 and Lot 1 and 2 DP 11727) be rezoned so that the zoning of these properties is consistent.
OS1077.3	Urban Intensification Variation	Oppose	That Council reconsider their assessment of the criteria noted in Policy 5(a) of the National Policy Statement on Urban Development and update the Proposed Planning Maps to reflect.
OS1077.4	Urban Intensification Variation	Oppose	That the properties identified in the submission be rezoned to High Density Residential or alternatively re-zoned to Medium Density Residential.

Marie Wilkinson

Submitter 1078

Original Submission No	Provision	Position	Summary
OS1078.1	Urban Intensification Variation	Oppose	That the proposed changes to provisions increasing the urban density of land close to commercial areas in Queenstown and Arrowtown be rejected.
OS1078.2	Urban Intensification Variation	Oppose	That the proposed changes to provisions increasing the height limits of land close to commercial areas in Queenstown and Arrowtown be rejected.
OS1078.3	Urban Intensification Variation	Oppose	That the proposed changes to provisions be rejected.
OS1078.4	Urban Intensification Variation	Oppose	That high density areas and higher height limit areas be reconsidered and restricted to only places with hillsides at the back of them.

Marie Gardiner

Submitter 1079

Original Submission No	Provision	Position	Summary
OS1079.1	Urban Intensification Variation	Oppose	That the current proposal for urban intensification changes to Queenstown and Arrowtown be strongly opposed.
OS1079.2	Urban Intensification Variation	Oppose	That there are no changes to any Lower Density Suburban Residential Zone.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1079.3	Urban Intensification Variation	Oppose	That Queenstown and in particular Queenstown Hill be exempt from the direction to enable more height and density.
OS1079.4	Urban Intensification Variation	Oppose	That Arrowtown be exempt from the direction to enable more height and density.
OS1079.5	Urban Intensification Variation	Oppose	That Queenstown Lakes District Council enacts the part of the National Policy Statement on Urban Development legislation that allows for areas to be excluded from Urban Intensification to protect significant parts of the Queenstown Lakes District.

Wendy and Ross Flett

Submitter 1080

Original Submission No	Provision	Position	Summary
OS1080.1	Urban Intensification Variation	Oppose	That the proposal for urban intensification in Lake Hāwea be reconsidered and rejected.

Sandy and Walter Cameron

Submitter 1081

Original Submission No	Provision	Position	Summary
OS1081.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the proposal to allow buildings up to a height of 11m in the Town Centre and close to the lake be abandoned.
OS1081.2	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That the proposal to allow buildings up to a height of 11m, close to the lake, be abandoned.
OS1081.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposal to allow buildings up to a height of 11m, close to the lake, be abandoned.
OS1081.4	Urban Intensification Variation	Oppose	That intensification is restricted to green fields and against hills.
OS1081.5	Urban Intensification Variation	Oppose	That any variation to the District Plan restricts the height of buildings.

Tracy Dyson

Submitter 1082

Original Submission No	Provision	Position	Summary
OS1082.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the town centre of Wānaka should not be allowed to be 12 or 17m high, but this height could be allowed at Three Parks.
OS1082.2	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the town centre of Wānaka should not be allowed to be 12 or 17m high, but this height could be allowed at Three Parks.

Torte Lyons

Submitter 1083

Original Submission No	Provision	Position	Summary
OS1083.1	Urban Intensification Variation	Oppose	That extreme growth and intense building heights is opposed.
OS1083.2	Urban Intensification Variation	Oppose	That more of the plans on how the infrastructure and in ground services would be upgraded first.

Tania Brett

Submitter 1084

Original Submission No	Provision	Position	Summary
OS1084.1	Urban Intensification Variation	Oppose	That the urban intensification variation is opposed
OS1084.2	Urban Intensification Variation	Oppose	That the preservation of Wānaka's natural beauty is prioritised.
OS1084.3	Urban Intensification Variation	Oppose	That any development respects the town's heritage, promotes social cohesion and encourages community engagement

OS1084.4	Urban Intensification Variation	Oppose	That alternative approaches that strike a balance between growth and preservation are explored.
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Suzanne Bishop

Submitter 1085

Original Submission No	Provision	Position	Summary
OS1085.1	Urban Intensification Variation	Oppose	That the intensification of land use/zoning in Wānaka is opposed.

Stuart Pinfold

Submitter 1086

Original Submission No	Provision	Position	Summary
OS1086.1	Urban Intensification Variation	Oppose	That the proposed recommendations for the medium and high density zones in Wānaka are not agreed with.
OS1086.2	Urban Intensification Variation	Support	That building intensification should occur in greenfield sites such as Three Parks

Stephen Hudson

Submitter 1087

Original Submission No	Provision	Position	Summary
OS1087.1	Chapter 13 - Wānaka Town Centre	Oppose	That there should be a more focused approach to how the CBD should feel and be used.
OS1087.2	Urban Intensification Variation	Oppose	That the plan changes should be left until more of three parks has been completed.

Sousa Jefferson

Submitter 1088

Original Submission No	Provision	Position	Summary
OS1088.1	Chapter 13 - Wānaka Town Centre	Oppose	That the proposed raising of height restrictions in the Wānaka CBD are rejected, and the existing height restrictions retained.

Sophie Olsen

Submitter 1089

Original Submission No	Provision	Position	Summary
OS1089.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation is rejected.

Scotty Mayes

Submitter 1090

Original Submission No	Provision	Position	Summary
OS1090.1	Urban Intensification Variation	Oppose	That the proposed amendments to height limits in the Urban Intensification Variation be rejected.

Sally Law

Submitter 1091

Original Submission No	Provision	Position	Summary
OS1091.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That building heights of 16.5m is not appropriate in the Wānaka Town Centre.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1091.2	Urban Intensification Variation	Oppose	That strategic and cohesive urban planning be conducted including the feasibility of supporting infrastructure, traffic and parking planning and the evolution of Wānaka's urban center with proper consideration given to the wishes of the local community occur before attempting to apply the National Policy Statement on Urban Development to a small townships like Wānaka, Hāwea or Arrowtown.
OS1091.3	Urban Intensification Variation	Oppose	That this level of intensification occur in more appropriate locations in Wānaka, specifically Three Parks and areas where tall buildings can be less obstructively incorporated into the landscape.

Rosslyn Stephens

Submitter 1092

Original Submission No	Provision	Position	Summary
OS1092.1	Urban Intensification Variation	Oppose	That the change of plan to allow high (residential and other) buildings in Wānaka be rejected.

Ross Standing

Submitter 1093

Original Submission No	Provision	Position	Summary
OS1093.1	Urban Intensification Variation	Oppose	That Arrowtown be exempt from the Urban Intensification Variation.

Richard Davis

Submitter 1094

Original Submission No	Provision	Position	Summary
OS1094.1	Urban Intensification Variation	Oppose	The area east of Suburb St, below Frankton Road should be retained as low density residential and not be rezoned as high density residential

Rebecca Clarkson

Submitter 1095

Original Submission No	Provision	Position	Summary
OS1095.1	Urban Intensification Variation	Oppose	That the CBD should remain as is for now.
OS1095.2	Urban Intensification Variation	Oppose	That any/all planning changes to the town centre are opposed until more time has passed, and a much more comprehensive and inclusive approach is conducted.
OS1095.3	Urban Intensification Variation	Oppose	That the Urban Intensification Variation is opposed.

Philippa Jones

Submitter 1096

Original Submission No	Provision	Position	Summary
OS1096.1	Urban Intensification Variation	Oppose	That the proposed amendments to height and density limits for buildings in Wānaka are rejected.

Philip and Christine Jones

Submitter 1097

Original Submission No	Provision	Position	Summary
OS1097.1	Urban Intensification Variation	Oppose	That the two blocks of residential land bounded by Hobart Street, Park Street and Frankton Road not being rezoned as High Density.
OS1097.2	Urban Intensification Variation	Oppose	That the height provisions that apply to the blocks bounded by Hobart, Park and Frankton Road are to be set much lower than the height proposed for other HD areas.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1097.3	Urban Intensification Variation	Oppose	That sunlight access provisions are retained and strengthened.
OS1097.4	Urban Intensification Variation	Oppose	That the urban intensification variation is opposed.

Peter Degerholm

Submitter 1098

Original Submission No	Provision	Position	Summary
OS1098.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the proposed heights are not supported in this area.

Pete Bullen

Submitter 1099

Original Submission No	Provision	Position	Summary
OS1099.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the height increases in many areas of Wānaka as per the released draft plan are opposed.

Paula Mitchell

Submitter 1100

Original Submission No	Provision	Position	Summary
OS1100.1	Urban Intensification Variation	Oppose	That new builds in Hāwea South only be allowed clean energy for heating.

Paul Stephens

Submitter 1101

Original Submission No	Provision	Position	Summary
OS1101.1	Urban Intensification Variation	Oppose	That the proposed amendments to height limits in Wānaka are rejected.

Paul Cunningham On Behalf Of Paul Cunningham and Nicola Gavin

Submitter 1102

Original Submission No	Provision	Position	Summary
OS1102.1	Urban Intensification Variation	Oppose	That the new variations in the Urban plan are strongly opposed.
OS1102.2	Urban Intensification Variation	Oppose	That possible extensions would be appropriate in the right area but not the down town area of Wānaka.

Ollie Norris

Submitter 1103

Original Submission No	Provision	Position	Summary
OS1103.1	Urban Intensification Variation	Oppose	That the proposed amendments to height limits in the Urban Intensification Variation be rejected.

Norman Geary

Submitter 1104

Original Submission No	Provision	Position	Summary
OS1104.1	Urban Intensification Variation	Oppose	That the proposals are abandoned.
OS1104.2	Urban Intensification Variation	Oppose	That, if the proposals are not abandoned, nothing be finalised until a detailed assessment of all the costs and benefits have been completed and fully disclosed and discussed with the community and well as fully endorsed.
OS1104.3	Urban Intensification Variation	Oppose	That the proposed intensification of Queenstown and other urban areas in the region be strongly objected.

Nicole Huddleston

Submitter 1105

Original Submission No	Provision	Position	Summary
OS1105.1	Urban Intensification Variation	Support	That the variation is supported in part subject to the relief sought in the submission relating to the Upper Clutha
OS1105.2	Urban Intensification Variation	Oppose	That more defined colours and markings are used on the Planning Maps
OS1105.3	Urban Intensification Variation	Oppose	That Council should set standards and not let developers or the public get away with presenting poor developments or abusing public land.
OS1105.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the increased heights should only be allowed in undeveloped areas such as Three Parks and areas backing onto hillsides or reserves that may be sensitive enough to cope with this but not existing developments or the old parts of Town.
OS1105.5	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That the increased building height of 16 metres in the High Density Residential Zone is opposed.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1105.6	Urban Intensification Variation	Oppose	That some discrete areas of Wānaka could go to 12 metres but no higher and anything bordering a rural area, including Hāwea and Luggate should not go beyond 8 metres.
OS1105.7	Chapter 13 - Wānaka Town Centre	Oppose	That sunlight and privacy for existing residential properties needs to be protected.
OS1105.8	Chapter 16 - Business Mixed Use > 16.5 Rules - Standards > 16.5.8	Oppose	That the increased building height of 16.5 metres in Wānaka is opposed
OS1105.9	Chapter 15 - Local Shopping Centre Zone	Oppose	That sunlight and privacy for neighbouring residential zones needs to be protected.
OS1105.10	Urban Intensification Variation	Oppose	That all neighbours should be consulted before approval is given for something that breaches a rule in some way and not left to the planners discretion or be directed by a party being paid for by the applicant.
OS1105.11	Urban Intensification Variation	Oppose	That some very intensive developments are needed that do not require an expensive zone plan change, maybe 50 sqm, to house elderly/disabled residents and zone it appropriately under this proposal.

Nicky Sygrove

Submitter 1106

Original Submission No	Provision	Position	Summary
OS1106.1	Urban Intensification Variation	Oppose	That increasing building heights to 16.5m around Wānaka CBD and Anderson Rd area is not allowed.

Nicky Standing

Submitter 1107

Original Submission No	Provision	Position	Summary
OS1107.1	Urban Intensification Variation	Oppose	That Arrowtown be exempt from the Urban Intensification Variation.

Nicky McCarthy

Submitter 1108

Original Submission No	Provision	Position	Summary
OS1108.1	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.2.3	Oppose	That objective 13.2.2.3 not allow an increase of building heights of three to four storeys with a recessed fifth storey
OS1108.2	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That there should be no changed to the current height limits for the Wānaka town centre area.
OS1108.3	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.2.5	Support	That Objective 13.2.5 is retained as notified.
OS1108.4	Chapter 13 - Wānaka Town Centre > 13.2 Objectives and Policies > Policies > 13.2.5.5	Support	That policies around waste and recycling storage space be retained as notified.

Peter Russell

Submitter 1109

Original Submission No	Provision	Position	Summary
OS1109.1	Urban Intensification Variation	Oppose	That the council reconsider the Urban Intensification proposals for Arrowtown.

Marla McGeorge

Submitter 1110

Original Submission No	Provision	Position	Summary
OS1110.1	Urban Intensification Variation	Oppose	That the variation be rejected.
OS1110.2	Urban Intensification Variation	Oppose	That Arrowtown and Wānaka be exempt from the Urban Intensification Variation.

Margaret Girvan

Submitter 1111

Original Submission No	Provision	Position	Summary
OS1111.1	Urban Intensification Variation	Oppose	That the 12m height limit is opposed in Wānaka.
OS1111.2	Urban Intensification Variation	Oppose	That the plan change does not proceed.

Margaret Giller

Submitter 1112

Original Submission No	Provision	Position	Summary
OS1112.1	Urban Intensification Variation	Oppose	That the Urban Intensification proposed for Arrowtown be abandoned.
OS1112.2	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed changes to section size in Arrowtown be rejected.
OS1112.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed changes to allowable building height in Arrowtown be rejected.
OS1112.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed changes to allowable building height in Arrowtown be rejected.

Lyndsey Hughes

Submitter 1113

Original Submission No	Provision	Position	Summary
OS1113.1	Urban Intensification Variation	Oppose	That the height increases in inner Wānaka are strongly objected to.
OS1113.2	Urban Intensification Variation	Oppose	That the inner town is kept as it is, with the exception of the Ardmore Street Hotel.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1113.3	Urban Intensification Variation	Oppose	That Three Parks and new areas be used for the changes.
OS1113.4	Urban Intensification Variation	Oppose	That the height increases can be made in new undeveloped areas.
OS1113.5	Urban Intensification Variation	Oppose	That the differences between Queenstown and Wānaka are acknowledged.

Lucy Johnson

Submitter 1114

Original Submission No	Provision	Position	Summary
OS1114.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation in the Wānaka Central Business District (area shown in the submission in orange and purple) be rejected.
OS1114.2	Urban Intensification Variation	Oppose	That intensification should happen outside of the Wānaka CBD and in Three Parks.
OS1114.3	Urban Intensification Variation	Oppose	That the Council should also invest in public transport routes in and out of Wānaka.

Lucinda Macfarlane

Submitter 1115

Original Submission No	Provision	Position	Summary
OS1115.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed change in height for residential housing in Arrowtown be rejected, and the existing height retained.
OS1115.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed change in height for residential housing in Arrowtown be rejected, and the existing height retained.

Louise Boyle

Submitter 1116

Original Submission No	Provision	Position	Summary
OS1116.1	Urban Intensification Variation	Oppose	That further public consultation is undertaken and/or that the variation decision is reversed.
OS1116.2	Urban Intensification Variation	Oppose	That the community is listened to.
OS1116.3	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1116.4	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Elizabeth Winstone

Submitter 1117

Original Submission No	Provision	Position	Summary
OS1117.1	Urban Intensification Variation	Oppose	That the Variation be withdrawn in its entirety.
OS1117.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to the Lower Density Suburban Residential Zone relating to Arrowtown be rejected in their entirety.
OS1117.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to the Medium Density Residential Zone relating to Arrowtown be rejected in their entirety.
OS1117.4	Urban Intensification Variation	Oppose	That intensification is only consider where there is vacant land awaiting development.
OS1117.5	Urban Intensification Variation	Oppose	That companies should be encouraged to provide accommodation for their seasonal workers.
OS1117.6	Urban Intensification Variation	Oppose	That the Christchurch City Council was able to have Akaroa excluded from intensification and the same should be done for Arrowtown.

Lisa Murphy

Submitter 1118

Original Submission No	Provision	Position	Summary
OS1118.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That heights for Medium Density Residential dwellings under the proposed variation to the District Plan be limited to no more than 8 metres.

Linda Pascoe

Submitter 1119

Original Submission No	Provision	Position	Summary
OS1119.1	Urban Intensification Variation	Oppose	That the proposed Variation be cancelled.
OS1119.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1119.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Due Laura

Submitter 1120

Original Submission No	Provision	Position	Summary
OS1120.1	Urban Intensification Variation	Oppose	That increased intensification happen in new developments in Wānaka with original/ already completed neighbourhoods being exempt from the urban intensification proposal.
OS1120.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.4	Oppose	That views are not removed as a matter of discretion.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1120.3	Urban Intensification Variation	Oppose	That the variation is opposed/rejected
OS1120.4	Urban Intensification Variation	Oppose	The specific provisions proposed are opposed/rejected and/or amended for the Wānaka and Hāwea areas.
OS1120.5	Urban Intensification Variation	Oppose	That use of Three Parks and subsequent other new developments is a more sensible way of growing the towns amenity and housing.
OS1120.6	Urban Intensification Variation	Oppose	That QLDC should recommend leaving all the old/original parts or already built/completed subdivisions of Queenstown District alone.
OS1120.7	Urban Intensification Variation	Oppose	That the proposed provisions should only be applied to new subdivisions e.g., Three Parks.
OS1120.8	Urban Intensification Variation	Oppose	That neighbours should not be allowed to be able to develop an extra storey, or a vacant lot in front of your home should not be built taller than your windows significantly blocking views and sunlight.

Kevin Mahoney

Submitter 1121

Original Submission No	Provision	Position	Summary
OS1121.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation be withdrawn in its entirety.
OS1121.2	Urban Intensification Variation	Oppose	That Council confirms the status of the Arrowtown Design Guide 2016.

Kay Herman

Submitter 1122

Original Submission No	Provision	Position	Summary
OS1122.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1122.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1122.3	Urban Intensification Variation	Oppose	That the Urban Intensification Proposal be withdrawn.
OS1122.4	Urban Intensification Variation	Oppose	That the Council look at areas that this may work where there is like for like (not monsters beside midgets) and where infrastructure may be increased or newly built.

Kathrine O'Connell

Submitter 1123

Original Submission No	Provision	Position	Summary
OS1123.1	Urban Intensification Variation	Oppose	That the proposed amendments and specific provisions of the QLDC District Plan, intensification which were notified on 24 August 2023 are opposed.
OS1123.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Oppose	That the proposed height increase from 7 metres to 12 metres in the Wānaka Medium Density Zone is opposed
OS1123.3	Urban Intensification Variation	Oppose	That the proposed amendment is not adopted
OS1123.4	Urban Intensification Variation	Oppose	That the changes should be instigated in a new subdivision

Karen Varcoe

Submitter 1124

Original Submission No	Provision	Position	Summary
OS1124.1	Urban Intensification Variation	Oppose	That Urban Intensification for Arrowtown be withdrawn.
OS1124.2	Urban Intensification Variation	Oppose	That Intensification not be allowed amongst existing housing.
OS1124.3	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1124.4	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

John McLean

Submitter 1125

Original Submission No	Provision	Position	Summary
OS1125.1	Urban Intensification Variation	Oppose	That there be limited extensions to Medium Density Residential Zone areas within the 'old' town boundaries (in Wānaka).
OS1125.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That no changes be made to Medium Density Residential Zone building height regulations within the older established residential area of Wānaka (bounded by Brownstone, Tenby, McDougall, and Dungarvan Streets).
OS1125.3	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That there be limited size reduction to sections in the central Medium Density Residential Zone area.
OS1125.4	Urban Intensification Variation	Oppose	That new areas be developed to include the new recommendations for section size and building heights (e.g., Three Parks).
OS1125.5	Urban Intensification Variation	Oppose	That any decision regarding proposed changes be delayed to allow for more in-depth consultation.

John and Marilyn Barlow

Submitter 1126

Original Submission No	Provision	Position	Summary
OS1126.1	Urban Intensification Variation	Oppose	That the variation is removed.
OS1126.2	Urban Intensification Variation	Oppose	That something more incremental and sensitive is a better way to go.
OS1126.3	Urban Intensification Variation	Oppose	That the general thrust of the variation is opposed.

Jo-Anne Graves

Submitter 1127

Original Submission No	Provision	Position	Summary
OS1127.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1127.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS1127.3	Urban Intensification Variation	Oppose	That the changes proposed in the "Variation to Queenstown Lakes Proposed District Plan - Urban Intensification" be rejected.
OS1127.4	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the "Variation to Queenstown Lakes Proposed District Plan - Urban Intensification".

Joanna Saxby

Submitter 1128

Original Submission No	Provision	Position	Summary
OS1128.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to the Lower Density Suburban Residential Zone relating to Arrowtown be disallowed.
OS1128.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to the Medium Density Residential Zone relating to Arrowtown be disallowed.

Jeffrey Smith

Submitter 1129

Original Submission No	Provision	Position	Summary
OS1129.1	Chapter 8 - Medium Density Residential	Oppose	That the variation to allow Medium Density Residential Zone in Arrowtown be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1129.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1129.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS1129.4	Urban Intensification Variation	Oppose	That the proposed Variation be rejected.

Jeannie Crawford

Submitter 1130

Original Submission No	Provision	Position	Summary
OS1130.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed 12m high building variation be annulled in Arrowtown.
OS1130.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1130.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Jayne Macdonald On Behalf Of Warwick & Marie Osborne

Submitter 1131

Original Submission No	Provision	Position	Summary
OS1131.1	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.4	Oppose	That the increased height limit of 12m in the HDRZ along Lake and Lismore Streets in Wānaka is opposed.
OS1131.2	Urban Intensification Variation	Oppose	That the do nothing option is the option QLDC should have settled on.
OS1131.3	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.4	Oppose	That if the primary relief is not granted, the status quo is retained in terms of height limits for the Lismore Street HDR Zone.

OS1131.4	Urban Intensification Variation	Oppose	That the Variation is opposed in its totality.
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Jayne Macdonald On Behalf Of Lady Marie Eleanor Skeggs

Submitter 1132

Original Submission No	Provision	Position	Summary
OS1132.1	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.4	Oppose	That the increased height limit of 12m in the HDRZ along Lake and Lismore Streets in Wānaka is opposed.
OS1132.2	Urban Intensification Variation	Oppose	That the do nothing option is the option QLDC should have settled on.
OS1132.3	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.4	Oppose	That if the primary relief is not granted, the status quo is retained in terms of height limits for the Lismore Street HDR Zone.
OS1132.4	Urban Intensification Variation	Oppose	That the Variation is opposed in its totality.

Jayne Macdonald On Behalf Of Josey McKenzie

Submitter 1133

Original Submission No	Provision	Position	Summary
OS1133.1	Urban Intensification Variation	Oppose	That the upzoning of the land on and in the vicinity of MacPherson Street to Medium Density Residential is opposed.
OS1133.2	Urban Intensification Variation	Oppose	That the do nothing option is the option QLDC should have settled on.
OS1133.3	Urban Intensification Variation	Oppose	That if the primary relief is not granted ,the land on and in the vicinity of Macpherson Street retain the lower density suburban residential zoning.
OS1133.4	Urban Intensification Variation	Oppose	That the Variation is opposed in its totality.

Jayne Macdonald On Behalf Of John & Judy Young

Submitter 1134

Original Submission No	Provision	Position	Summary
OS1134.1	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.4	Oppose	That the increased height limit of 12m in the HDRZ along Lake and Lismore Streets in Wānaka is opposed.
OS1134.2	Urban Intensification Variation	Oppose	That the do nothing option is the option QLDC should have settled on.
OS1134.3	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.4	Oppose	That if the primary relief is not granted, the status quo is retained in terms of height limits for the Lismore Street HDR Zone.
OS1134.4	Urban Intensification Variation	Oppose	That the Variation is opposed in its totality.

Jayne Macdonald On Behalf Of Julie & Bruce Steenson

Submitter 1135

Original Submission No	Provision	Position	Summary
OS1135.1	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.4	Oppose	That the increased height limit of 12m in the HDRZ along Lake and Lismore Streets in Wānaka is opposed.
OS1135.2	Urban Intensification Variation	Oppose	That the do nothing option is the option QLDC should have settled on.
OS1135.3	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.4	Oppose	That if the primary relief is not granted, the status quo is retained in terms of height limits for the Lismore Street HDR Zone.
OS1135.4	Urban Intensification Variation	Oppose	That the Variation is opposed in its totality.

Janet Winders

Submitter 1136

Original Submission No	Provision	Position	Summary
OS1136.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposal to allow 12m high buildings be declined for all of Arrowtown.

Jane Fraser

Submitter 1137

Original Submission No	Provision	Position	Summary
OS1137.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed raising of building heights to 12m in central Wānaka be rejected.
OS1137.2	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That the proposed raising of building heights to 12m in central Wānaka be rejected.
OS1137.3	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the proposed raising of building heights to 12m and 16m in central Wānaka be rejected.
OS1137.4	Urban Intensification Variation	Oppose	That this proposal be rescinded.

James Reid

Submitter 1138

Original Submission No	Provision	Position	Summary
OS1138.1	Urban Intensification Variation	Oppose	That building height is retained as it is at present.

Ian Macauley

Submitter 1139

Original Submission No	Provision	Position	Summary
OS1139.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation exclude Arrowtown, to preserve its character.
OS1139.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1139.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Helen Mechan

Submitter 1140

Original Submission No	Provision	Position	Summary
OS1140.1	Urban Intensification Variation	Oppose	That rezoning the land on Roche Street not be accepted.
OS1140.2	Urban Intensification Variation	Oppose	That the proposal is not supported.
OS1140.3	Urban Intensification Variation	Oppose	That the variation be withdrawn.

Heather Wallis

Submitter 1141

Original Submission No	Provision	Position	Summary
OS1141.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1141.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

OS1141.3	Urban Intensification Variation	Oppose	That the Variation to Queenstown Lakes Proposed District Plan-Urban Intensification be withdrawn.
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Hans Scheffer

Submitter 1142

Original Submission No	Provision	Position	Summary
OS1142.1	Urban Intensification Variation	Oppose	That all existing height restrictions of 7m on sloping sections as well as the existing daylight and boundary distances be kept on Queenstown Hill.
OS1142.2	Urban Intensification Variation	Oppose	That intensification on properties of up to three units is allowed, provided they stay within the existing 7m height restriction and existing boundary and daylight angles.

Graeme Thompson On Behalf Of G A Thompson Family Trust

Submitter 1143

Original Submission No	Provision	Position	Summary
OS1143.1	Urban Intensification Variation	Oppose	That the proposal is opposed in its entirety.
OS1143.2	Urban Intensification Variation	Oppose	That QLDC reject the proposal for Urban Intensification in Wānaka.

Gerard Hyland

Submitter 1144

Original Submission No	Provision	Position	Summary
OS1144.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Oppose	That the height increases to a 12m maximum height and the close proximity

Urban Intensification – Summary of Decisions Requested 16 May 2024

			of buildings to the section boundary is opposed.
OS1144.2	Urban Intensification Variation	Oppose	That the variation proposition be denied.
OS1144.3	Urban Intensification Variation	Oppose	That the Urban Intensification Variation is strongly opposed.

Georgina Jolly

Submitter 1145

Original Submission No	Provision	Position	Summary
OS1145.1	Urban Intensification Variation	Oppose	That Intensification and the increase in height limits be objected and the existing rules be maintained.

Geoff & Beryl Wayatt

Submitter 1146

Original Submission No	Provision	Position	Summary
OS1146.1	Urban Intensification Variation	Oppose	That the current 7m height restriction be retained for all buildings and residences between Brownston and Tenby Street.
OS1146.2	Urban Intensification Variation	Oppose	That no plan change which enables building heights of 12m or 16.5m is allowed.
OS1146.3	Urban Intensification Variation	Oppose	That ratepayers are kept informed of any proposals submitted that allow an increase in building height past 12m or past was is currently allowed between Brownston and Tenby Street.
OS1146.4	Urban Intensification Variation	Oppose	That the provisions that change the current height restrictions in Wānaka township and residential areas are opposed.

Garry Wallis

Submitter 1147

Original Submission No	Provision	Position	Summary
OS1147.1	Urban Intensification Variation	Oppose	That the Variation to Queenstown Lakes Proposed District Plan - Urban Intensification be withdrawn.
OS1147.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1147.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Grant Collie On Behalf Of G & D Collie Family Trust

Submitter 1148

Original Submission No	Provision	Position	Summary
OS1148.1	Urban Intensification Variation	Oppose	That Queenstown village, its surrounds and Queenstown Hill in particular be exempt from Urban Intensification. Queenstown village is the area defined by being Queenstown traditional downtown and all immediate surrounding hills and foreshore and Queenstown Hill is areas above Frankton Road, Stanley Street and Gorge Road tot he Hallenstein street corner.
OS1148.2	Urban Intensification Variation	Oppose	That there are other areas (other than Queenstown village, its surrounds and Queenstown Hill) eminently suitable for intensification. The only exception close to the village town's CBD is the Gorge Road area from the Hallenstein Street corner towards the wetlands.

Fiona Champtaloup

Submitter 1149

Original Submission No	Provision	Position	Summary
OS1149.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation be withdrawn.
OS1149.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1149.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Elizabeth Jerram

Submitter 1150

Original Submission No	Provision	Position	Summary
OS1150.1	Urban Intensification Variation	Oppose	That no decisions should be made about urban intensification until QLDC really investigate the pros and cons of what the proposed Tarras airport might mean for the future of Queenstown Airport.
OS1150.2	Urban Intensification Variation	Oppose	That there be no variation to the District Plan.

Dorothy Cruickshank

Submitter 1151

Original Submission No	Provision	Position	Summary
OS1151.1	Urban Intensification Variation	Oppose	That the implementation of the Urban Intensification Variation is opposed.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1151.2	Urban Intensification Variation	Oppose	That the proposed Medium Density Residential Zone be repositioned to a more suitable area, preferably to a newly developing area that does not compromise "Old Wānaka".
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Dorothy Begg

Submitter 1152

Original Submission No	Provision	Position	Summary
OS1152.1	Urban Intensification Variation	Oppose	That all of Arrowtown's character areas (i.e., Town Centre, Old Town, New Town, as per the Arrowtown Design Guidelines) be excluded from the proposed Variation.
OS1152.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1152.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Doreen Hale

Submitter 1153

Original Submission No	Provision	Position	Summary
OS1153.1	Urban Intensification Variation	Oppose	That the inclusion of the Lower Density Suburban Residential area on the south side of McDougall Street etc. into Medium Density Residential is opposed.
OS1153.2	Urban Intensification Variation	Oppose	That the Urban Residential Intensification plan be abolished.
OS1153.3	Urban Intensification Variation	Oppose	That the current residential zones remain unchanged.
OS1153.4	Urban Intensification Variation	Oppose	That future affordable housing be established in an area of lower land value that is also closer to the Three Parks shopping area.

OS1153.5	Urban Intensification Variation	Oppose	That street parking, footpaths and parking bay design be evaluated to ensure safety for all.
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Dominique Beaudry

Submitter 1154

Original Submission No	Provision	Position	Summary
OS1154.1	Urban Intensification Variation	Oppose	That no intensification occur in Arrowtown or Wānaka.
OS1154.2	Urban Intensification Variation	Oppose	That seven storeys is too high in Queenstown but five could be acceptable.
OS1154.3	Urban Intensification Variation	Oppose	That the variation in Arrowtown is opposed.
OS1154.4	Urban Intensification Variation	Oppose	That the variation is opposed in Wānaka and Queenstown.

Diane Dever

Submitter 1155

Original Submission No	Provision	Position	Summary
OS1155.1	Urban Intensification Variation	Oppose	That Queenstown Village, its surrounds and Queenstown Hill in particular should be exempt from Urban Intensification.

Derek Kirke On Behalf Of Derek Kirke and Lorraine Scott

Submitter 1156

Original Submission No	Provision	Position	Summary
OS1156.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposal to increase height limits to 12m in the area of 43 Tenby Street, Wānaka, be rejected.
OS1156.2	Urban Intensification Variation	Oppose	That any high-rise residential subdivision in Wānaka be mandated for new development proposals only.

David Clarke

Submitter 1157

Original Submission No	Provision	Position	Summary
OS1157.1	Urban Intensification Variation	Oppose	That the Variation as it relates to Arrowtown be withdrawn.
OS1157.2	Urban Intensification Variation	Oppose	That other solutions be considered.
OS1157.3	Urban Intensification Variation	Oppose	That the Variation as it relates to Arrowtown be rejected in its entirety.
OS1157.4	Urban Intensification Variation	Oppose	That the district's small towns be left alone in order to preserve their fabric and character.

David Boe

Submitter 1158

Original Submission No	Provision	Position	Summary
OS1158.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1158.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

David Varcoe

Submitter 1159

Original Submission No	Provision	Position	Summary
OS1159.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation for Arrowtown be withdrawn.
OS1159.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1159.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Reid Mossman On Behalf Of Danen Trustee Ltd

Submitter 1160

Original Submission No	Provision	Position	Summary
OS1160.1	Urban Intensification Variation	Oppose	That all existing restriction of 7m height restrictions in place on sloping sections on Queenstown Hill are kept.
OS1160.2	Urban Intensification Variation	Oppose	That all existing daylight distances on Queenstown Hill are kept.
OS1160.3	Urban Intensification Variation	Oppose	That all existing boundary distances on Queenstown Hill are kept.
OS1160.4	Urban Intensification Variation	Oppose	That intensification on properties of up to three unit be allowed where they stay within the existing 7m height restriction and boundary and daylight angles in Queenstown Hill.
OS1160.5	Urban Intensification Variation	Oppose	That some properties, where appropriate, can be allowed to build into the existing landscape of cliffs or hills, if they can do so without extensive earthworks to build higher and where other neighbours aren't directly affected by a loss of views and sunlight amenity.

Christopher Martin

Submitter 1161

Original Submission No	Provision	Position	Summary
OS1161.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be withdrawn immediately.
OS1161.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be withdrawn immediately.

Bruce Gardiner

Submitter 1162

Original Submission No	Provision	Position	Summary
OS1162.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone be rejected.
OS1162.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone be rejected.
OS1162.3	Chapter 9 - High Density Residential	Oppose	That all changes to provisions in the High Density Residential Zone be rejected.
OS1162.4	Chapter 15 - Local Shopping Centre Zone	Oppose	That all changes to provision in the Local Shopping Centre Zone be rejected.
OS1162.5	Chapter 16 - Business Mixed Use	Oppose	That all changes to provisions in the Business Mixed Use Zone be rejected.
OS1162.6	Chapter 12 - Queenstown Town Centre	Oppose	That all changes to provisions in the Queenstown Town Centre Zone be rejected.
OS1162.7	Urban Intensification Variation	Oppose	That all proposed changes to the Queenstown District Plan be rejected.

Bruce Paton On Behalf Of Prospect NZ Ltd

Submitter 1163

Original Submission No	Provision	Position	Summary
OS1163.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation be deleted in its entirety.
OS1163.2	Chapter 12 - Queenstown Town Centre	Oppose	That the amended height precincts map and those with allowable heights up to 24m be removed from the amendments to the PDP Maps.
OS1163.3	Urban Intensification Variation	Oppose	That QLDC needs to come up with better solutions to the problem and look for more appropriate areas that won't be so negatively impacted with such significant changes.
OS1163.4	Urban Intensification Variation	Oppose	That the proposed amendments to the Proposed District Plan maps and the new height allowances are opposed.

Bridget Martin

Submitter 1164

Original Submission No	Provision	Position	Summary
OS1164.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be withdrawn immediately.
OS1164.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be withdrawn immediately.

Bradley Gardiner

Submitter 1165

Original Submission No	Provision	Position	Summary
OS1165.1	Urban Intensification Variation	Support	That the Urban Intensification Variation is retained as notified.

Boyd Van Leeuwen

Submitter 1166

Original Submission No	Provision	Position	Summary
OS1166.1	Urban Intensification Variation	Oppose	That no urban intensification in Arrowtown or Wānaka and a smaller amount of intensification in Queenstown.

Ben Gresson On Behalf Of Body Corporate 307724 and Body Corporate 300159

Submitter 1167

Original Submission No	Provision	Position	Summary
OS1167.1	Urban Intensification Variation	Oppose	That the urban intensification variation is deleted in its entirety.
OS1167.2	Urban Intensification Variation	Oppose	That the proposed rezoning of the MDR-zoned land to the west of 19 and 23 Adelaide Street, Queenstown and the LSDR- zoned land to the east to HDR is removed from the amendments to the PDP maps.
OS1167.3	Urban Intensification Variation	Oppose	That the proposed increase to building height limits in the HDR zone, enabling a fourth storey, is opposed.
OS1167.4	Urban Intensification Variation	Oppose	That the proposed variation is opposed in its entirety.

Ben Farrell On Behalf Of WELL SMART INVESTMENT HOLDING (THOM) LIMITED (Well Smart)

Submitter 1168

Original Submission No	Provision	Position	Summary
OS1168.1	Chapter 12 - Queenstown Town Centre > 12.4 Rules - Activities	Oppose	That the non-complying status for any type of residential or visitor accommodation activity in the Queenstown Town Centre Zone be rejected.
OS1168.2	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Oppose	That, within the QTCZ (Height Precinct P1(iv)), building height above ground level be permitted up to 16.5m, RDA between 16.5m and 24m, and discretionary above 24m, with possible bespoke horizontal plane standards similar to (but higher than) the operative provisions.
OS1168.3	Chapter 12 - Queenstown Town	Oppose	That, within the QTCZ (Height Precinct P1(iv)), there be no maximum building height, with any

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Centre > 12.5 Rules - Standards > 12.5.9		breaches to the standards resulting in either controlled, restricted discretionary, or discretionary activity status.
OS1168.4	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Oppose	That, within the QTCZ (Height Precinct P1(iv)), buildings up to 16.5m height or compliant with horizontal height plane standards not be allowed to be notified or served on affected parties.
OS1168.5	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.8	Oppose	That the amendment to rule 12.5.8 to introduce a building height setback at upper floors be rejected.
OS1168.6	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.12	Oppose	That the introduction of outlook space standards in rule 12.5.12 be rejected.
OS1168.7	Chapter 12 - Queenstown Town Centre > 12.2 Objectives and Policies > Policies > 12.2.3.3	Oppose	That the proposed addition to policy 12.2.3.3 be rejected.
OS1168.8	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That the introduction of "and outlook" in rule 9.5.1(e) be rejected.
OS1168.9	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.7	Oppose	That the new rule/standard 9.5.7 be rejected.
OS1168.10	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Oppose	That the new rule/standard 9.5.8 be rejected.
OS1168.11	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Support	That building height limits be permitted up to 16.5m and restricted discretionary between 16.5m-20m within the HDR Zone, as proposed.
OS1168.12	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.5	Oppose	That, within the HDR Zone, buildings breaching the 20m height standard have discretionary activity status (not non-complying).
OS1168.13	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96 > 9.5.96.1	Oppose	That, within the HDR Zone, building setback standards be 1m from any existing or approved neighbouring building (to allow access for maintenance), not 1.5m from site boundaries.
OS1168.14	Urban Intensification Variation	Oppose	That earthworks and construction activities be permitted within the QTC and HDR Zones.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1168.15	Urban Intensification Variation	Oppose	That there be no restrictions on construction noise during standard working hours within the QTC and HDR Zones.
OS1168.16	Urban Intensification Variation	Oppose	That if construction noise standards apply in the QTC and HDR Zones, then the activity status for breaching the standards be controlled or restricted discretionary inclusive of non-notification provisions.
OS1168.17	Urban Intensification Variation	Oppose	That applications for resource consent to breach construction standards (including construction noise) in the QTC and HDR Zones not be allowed to be notified or served on affected parties.
OS1168.18	Urban Intensification Variation	Oppose	That, within the QTC and HDR Zones, noise standards for residential, residential visitor accommodation, and visitor accommodation activities be less stringent (i.e., night time noise standards apply between the hours of 0000hrs-0600hrs in all town centre zones, and between 2200hrs-0800hrs in all residential zones).
OS1168.19	Urban Intensification Variation	Oppose	That any resource consent applications for breaching noise standards in QTC and HDR Zones be restricted discretionary (not discretionary or non-complying), with discretion restricted to the management of noise and vibration effects on neighbouring properties, and not be allowed to be notified or served on affected parties.
OS1168.20	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That, in respect of subdivision within the HDR Zone, the minimum allotment size not be more restrictive than the MDR Zone standards, with preferably a 150sqm minimum site area for the HDR Zone.
OS1168.21	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That, in respect of subdivision within the QTC Zone, the minimum allotment size not be more restrictive than the MDR Zone standard.
OS1168.22	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That, in respect of subdivision within the HDR Zone, the shape factor standards not be more restrictive than the MDR Zone standards, with preferably an 8x12 shape factor for the HDR Zone.
OS1168.23	Chapter 27 - Subdivision and Development > 27.7	Oppose	That, in respect of subdivision within the QTC Zone, the shape factor standards not be more restrictive than the MDR Zone standards.

Urban Intensification – Summary of Decisions Requested 16 May 2024

	Zone - Location Specific Rules > 27.7.30		
OS1168.24	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That removal of minimum allotment size and shape factor standards for subdivision of existing or approved units (residential units, residential visitor accommodation units, and visitor accommodation units) is supported.
OS1168.25	Urban Intensification Variation	Oppose	That any consequential relief required be made to the design guidelines, based on the amendments sought in this submission.
OS1168.26	Urban Intensification Variation	Support	That the proposed provisions relating to the Queenstown Town Centre and High Density Residential Zones be retained as notified, except for the amendments requested in this submission, unless the provisions are amended in a manner which aligns with this submission.
OS1168.27	Urban Intensification Variation	Oppose	That such further, more refined, additional, other or alternative relief be done that might give effect to this submission and/or better serve the overall objectives of the PDP and the purpose and principles of the RMA 1991.
OS1168.28	Chapter 12 - Queenstown Town Centre	Oppose	That the noncomplying status of any type of subdivision in the QTC zone is opposed.
OS1168.29	Chapter 12 - Queenstown Town Centre	Oppose	That irrespective of conformance with any terms of standards, residential/and Visitor Accommodation (including high traffic generating activities) should be provided for in these zones as either permitted, controlled, restricted discretionary or discretionary activity status respectively.

Ben Farrell On Behalf Of Queenstown Country Club (QCC)

Submitter 1169

Original Submission No	Provision	Position	Summary
OS1169.1	Chapter 8 - Medium Density Residential > 8.5A Rules - Standards for Restricted Discretionary and Discretionary Activities	Oppose	That retirement villages be exempt from rule 8.5A.1 (requiring an assessment against the residential design guidelines).

Urban Intensification – Summary of Decisions Requested 16 May 2024

	under Rules 8.4 and 8.5 > 8.5A.1		
OS1169.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That retirement villages be exempt from proposed new rule 8.5.5 (in relation to outdoor living space).
OS1169.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.6	Oppose	That retirement villages be exempt from proposed new rule 8.5.6 (in relation to outlook space).
OS1169.4	Urban Intensification Variation	Oppose	That PDP provisions be amended as required to ensure that within any residential zone, any residential activity, retirement village activity, community activity, or high traffic generating activity that breaches any rule or standard in the PDP is classified as either a controlled, restricted discretionary, or discretionary activity (i.e., so that none of these activities can trigger the non-complying activity status).
OS1169.5	Urban Intensification Variation	Support	That, apart from the amendments requested in this submission, the proposed provisions be retained as notified or otherwise amended with like effect.
OS1169.6	Urban Intensification Variation	Oppose	That any such further, more refined, additional, or alternative relief be made that might give effect to this submission and/or better serve the overall objectives of the Proposed District Plan and the purpose and principles of the Resource Management Act 1991.

Ben Farrell On Behalf Of Andrew and Lisa Rankin

Submitter 1170

Original Submission No	Provision	Position	Summary
OS1170.1	Chapter 9 - High Density Residential > 9.4 Rules - Activities	Oppose	That the non-complying status for any type of residential or visitor accommodation activity in the High Density Residential Zone be rejected.
OS1170.2	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That the introduction of "and outlook" in rule 9.5.1(e) be withdrawn or rejected.
OS1170.3	Chapter 9 - High Density Residential >	Oppose	That the new rule/standard 9.5.7 be withdrawn or rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

	9.5 Rules - Standards > 9.5.7		
OS1170.4	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.8	Oppose	That the new rule/standard 9.5.8 be withdrawn or rejected.
OS1170.5	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.5	Oppose	That buildings breaching the 20m height standard in the HDR Zone have discretionary activity status (not non-complying).
OS1170.6	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.96 > 9.5.96.1	Oppose	That, within the HDR Zone, building setback standards be 1m from any existing or approved neighbouring building (to allow access for maintenance), not 1.5m from site boundaries.
OS1170.7	Urban Intensification Variation	Oppose	That earthworks and construction activities be permitted within the HDR Zone.
OS1170.8	Urban Intensification Variation	Oppose	That there be no restriction on construction noise during standard working hours within the HDR Zone.
OS1170.9	Urban Intensification Variation	Oppose	That if construction noise standards apply in the HDR Zone, then the activity status for breaching the standards be controlled or restricted discretionary inclusive of non-notification provisions.
OS1170.10	Urban Intensification Variation	Oppose	That applications for resource consent to breach construction standards (including construction noise) in the HDR Zone not be allowed to be notified or served on affected parties.
OS1170.11	Urban Intensification Variation	Oppose	That, within the HDR Zone, noise standards for residential, residential visitor accommodation, and visitor accommodation activities be less stringent (i.e., night time noise standards apply between the hours of 2200-0800hrs in all residential zones).
OS1170.12	Urban Intensification Variation	Oppose	That any resource consent applications for breaching noise standards within the HDR Zone be restricted discretionary (not discretionary or non-complying), with discretion restricted to the management of noise and vibration effects on neighbouring properties, and not be allowed to be notified or served on affected parties.
OS1170.13	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That, in respect of subdivision within the HDR Zone, the minimum allotment size not be more restrictive than the MDR Zone standards, with preferably a 150sqm minimum site area for the HDRZ.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1170.14	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That, in respect of subdivision within the HDR Zone, the shape factor standards not be more restrictive than the MDR Zone standards, with preferably an 8x12 shape factor for the HDRZ.
OS1170.15	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.32	Support	That removal of minimum allotment size and shape factor standards for subdivision of existing or approved units (residential units, residential visitor accommodation units, and visitor accommodation units) is supported.
OS1170.16	Urban Intensification Variation	Support	That the proposed provisions relating to the High Density Residential Zone be retained as notified, except for the amendments requested in this submission, unless the provisions are amended in a manner which aligns with this submission.
OS1170.17	Urban Intensification Variation	Oppose	That such further, more refined, additional, other or alternative relief be done that might give effect to this submission and/or better serve the overall objectives of the PDP and the purpose and principles of the RMA 1991.
OS1170.18	Urban Intensification Variation	Oppose	That any consequential relief required be made to the design guidelines, based on the amendments sought in this submission.
OS1170.19	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.1	Support	That building height limits be permitted up to 16.5m and restricted discretionary between 16.5m-20m within the HDR Zone, as proposed.
OS1170.20	Chapter 9 - High Density Residential	Oppose	That the non complying status for any type of subdivision activity in the HDR zone is rejected.
OS1170.21	Chapter 9 - High Density Residential	Oppose	That irrespective of conformance with any terms of standards, residential and visitor accommodation development/activity should be provided for in the HDR Zone as either permitted, controlled, restricted discretionary or discretionary activity status respectively.

Averil Wright

Submitter 1171

Original Submission No	Provision	Position	Summary
OS1171.1	Urban Intensification Variation	Oppose	That all 12m buildings are placed on the outskirts e.g. Three Parks, Northlake, Orchard Road, back of Tenby Street.
OS1171.2	Urban Intensification Variation	Oppose	That the height of all buildings between Brownston Street, Tenby Street, Dungarvon Street, and McDougall Street be 8m.
OS1171.3	Urban Intensification Variation	Oppose	That the central town is not ruined.
OS1171.4	Urban Intensification Variation	Oppose	That council do not ruin inner residential and motel area by having monstrosities beside them.

Anna Everest

Submitter 1172

Original Submission No	Provision	Position	Summary
OS1172.1	Urban Intensification Variation	Oppose	That the change in the urban intensification of Arrowtown be rejected.
OS1172.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed amendments to allowed height limits in Arrowtown be rejected.
OS1172.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed amendments to allowed height limits in Arrowtown be rejected.
OS1172.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That the proposed amendments to allowed recession planes in Arrowtown be rejected.
OS1172.5	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That the proposed amendments to allowed recession planes in Arrowtown be rejected.

Andre Meyer

Submitter 1173

Original Submission No	Provision	Position	Summary
OS1173.1	Urban Intensification Variation	Oppose	That the proposal is simply not appropriate for Lake Hāwea and should not be approved.
OS1173.2	Urban Intensification Variation	Oppose	That the proposed variation is opposed.

Amanda Giller Viana

Submitter 1174

Original Submission No	Provision	Position	Summary
OS1174.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation for Arrowtown be rejected.
OS1174.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That the proposed changes to the Low Density Zone in Arrowtown be removed.
OS1174.3	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to the Medium Density Zone in Arrowtown be removed.
OS1174.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That building heights increasing to 8m in Arrowtown be rejected.
OS1174.5	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That building heights increasing to 12m in Arrowtown be rejected.
OS1174.6	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That the proposed reduction of recession planes in Arrowtown be rejected.
OS1174.7	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That the proposed reduction of recession planes in Arrowtown be rejected.
OS1174.8	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the proposed reduction to lot sizes in Arrowtown be rejected.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1174.9	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.9 11	Oppose	That proposed changes to density provisions in Arrowtown be rejected.
OS1174.10	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That proposed changes to density provisions in Arrowtown be rejected.
OS1174.11	Urban Intensification Variation	Oppose	That responsible urban planning and development is needed, but not in Arrowtown

Alison Broad

Submitter 1175

Original Submission No	Provision	Position	Summary
OS1175.1	Urban Intensification Variation	Oppose	That the zoning of our long established neighbourhood (Panorama Terrace) remain unchanged.
OS1175.2	Urban Intensification Variation	Oppose	That current height, distance and density rules of the zones remain unchanged.
OS1175.3	Urban Intensification Variation	Oppose	That QLDC respect their long standing residents and ratepayers and retain existing zoning and density rules in the neighbourhoods.

Susan O'Connor

Submitter 1176

Original Submission No	Provision	Position	Summary
OS1176.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That Council reject the proposed 12m height allowance in residential areas of Arrowtown.
OS1176.2	Urban Intensification Variation	Oppose	That Council not do/allow something that can never be reversed.

Murray Peter

Submitter 1177

Original Submission No	Provision	Position	Summary
OS1177.1	Urban Intensification Variation	Oppose	That the existing building and density restrictions (as of September 2023) are left in place.

Leo and Rayna Toshach

Submitter 1178

Original Submission No	Provision	Position	Summary
OS1178.1	Urban Intensification Variation	Oppose	That the proposed Variation does not proceed in any form.
OS1178.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1178.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Charles Barry and Isobel Lawrence

Submitter 1179

Original Submission No	Provision	Position	Summary
OS1179.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the suggested new height restrictions planned for Wānaka are strongly objected and is not needed in Medium Density Zone.
OS1179.2	Urban Intensification Variation	Oppose	That the current rules are retained and stay the way they are at the moment.

Brian Hogan

Submitter 1180

Original Submission No	Provision	Position	Summary
OS1180.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation be withdrawn.
OS1180.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1180.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.

Gary Still

Submitter 1181

Original Submission No	Provision	Position	Summary
OS1181.1	Urban Intensification Variation	Oppose	That the intended building height changes are not agreed upon.

Vivian Todd

Submitter 1182

Original Submission No	Provision	Position	Summary
OS1182.1	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the Urban Intensification Variation.
OS1182.2	Urban Intensification Variation	Oppose	That greenfield areas be used for this variation to be of real value and use.

Miranda Spary

Submitter 1183

Original Submission No	Provision	Position	Summary
OS1183.1	Urban Intensification Variation	Oppose	That the proposed Urban Intensification Variation be rejected.
OS1183.2	Urban Intensification Variation	Oppose	That if Council wants to create more housing it should tax second home owners and non-New Zealand residents.
OS1183.3	Urban Intensification Variation	Oppose	That to create more housing for locals, whole house Air BnB is banned.

Miles Rapley

Submitter 1184

Original Submission No	Provision	Position	Summary
OS1184.1	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas	Support	That new density changes in section size be adopted.
OS1184.2	Urban Intensification Variation	Oppose	That the height limit be a max of 2 storey's/ 8m in already established precincts in Wānaka.
OS1184.3	Urban Intensification Variation	Oppose	That new developments such as the Three Parks development could go to the higher three storey allowances.
OS1184.4	Urban Intensification Variation	Oppose	That the density changes, in particular the height allowances in the Proposed District Plan for the areas of Wānaka is opposed.

Michael Ross

Submitter 1185

Original Submission No	Provision	Position	Summary
OS1185.1	Urban Intensification Variation	Oppose	That the boundary of the medium density residential zone is to be moved to the base of the natural escarpment.

Michael Ambrose

Submitter 1186

Original Submission No	Provision	Position	Summary
OS1186.1	Urban Intensification Variation	Oppose	That the Lake Hāwea Large Lot Residential A is rezoned to Lower Density Suburban Residential or, rezone the Large Lot Residential A land that directly adjoins the existing Longview Special Housing Area to Lower Density Suburban Residential.

Melanie Fisher

Submitter 1187

Original Submission No	Provision	Position	Summary
OS1187.1	Urban Intensification Variation	Oppose	That all the proposed changes of increasing building heights are opposed.
OS1187.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the increase in building height in Lower Density Suburban Residential Zone is opposed.
OS1187.3	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the increase in building height in Medium Density Residential Zone is opposed.
OS1187.4	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Oppose	That the increase in building height in the High Density Residential Zone is opposed.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1187.5	Urban Intensification Variation	Oppose	That the proposed rezoning in existing urban areas is not required and would be best suited to Three Parks.
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Martyn Sinkinson

Submitter 1188

Original Submission No	Provision	Position	Summary
OS1188.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed 12m building height in Wānaka be rejected.

Mark Elliott

Submitter 1189

Original Submission No	Provision	Position	Summary
OS1189.1	Urban Intensification Variation	Oppose	That the variation in building heights proposed for Wānaka is objected to.

Margaret and Malcolm Clarbrough

Submitter 1190

Original Submission No	Provision	Position	Summary
OS1190.1	Urban Intensification Variation	Oppose	That the proposed changes to the Arrowtown residential zone be rejected.
OS1190.2	Urban Intensification Variation	Oppose	That any medium and high density constructions within the Lakes District be sited within new subdivisions or bespoke residential multi stories built up areas, or alternatively sited adjacent to or within commercial or industrial zones in the District.

Lukas Aebli

Submitter 1191

Original Submission No	Provision	Position	Summary
OS1191.1	Urban Intensification Variation	Oppose	That the new building height limits in the Wānaka township are strongly opposed.
OS1191.2	Urban Intensification Variation	Oppose	That the proposed height limit changes are well suited to the Three Parks area.
OS1191.3	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the proposed building height limit not go ahead within the Town Centre.

Leah Fraser

Submitter 1192

Original Submission No	Provision	Position	Summary
OS1192.1	Urban Intensification Variation	Oppose	That the new proposed building height not go ahead in Wānaka.
OS1192.2	Urban Intensification Variation	Oppose	That the proposed building heights be put into new subdivisions being built now.
OS1192.3	Urban Intensification Variation	Oppose	That the Wānaka township be kept the way it is.

Laura Wood

Submitter 1193

Original Submission No	Provision	Position	Summary
OS1193.1	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to medium density housing is opposed.
OS1193.2	Urban Intensification Variation	Oppose	That QLDC rethinks the areas they have targeted for intensification.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1193.3	Urban Intensification Variation	Oppose	That Three Parks is targeted instead of proposed area for Medium Density being Plantation Road/Aspinall/Kings Drive and the CBD Wānaka.
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Kirsten Rabe

Submitter 1194

Original Submission No	Provision	Position	Summary
OS1194.1	Urban Intensification Variation	Oppose	That the proposed height increases for buildings in the Wānaka township be rejected.
OS1194.2	Urban Intensification Variation	Oppose	That the proposal is suitable to apply to the Three Parks area.

Keith Murray

Submitter 1195

Original Submission No	Provision	Position	Summary
OS1195.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Oppose	That the 12m height restriction is not appropriate.
OS1195.2	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.4	Oppose	That the 12m height restriction is not appropriate.
OS1195.3	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the 12m height restriction is not appropriate.
OS1195.4	Urban Intensification Variation	Oppose	The 12m height restriction is more appropriate in Three Parks.

John Heaton

Submitter 1196

Original Submission No	Provision	Position	Summary
OS1196.1	Urban Intensification Variation	Oppose	That the documents included within the proposed variation include explanations or translations regarding the proposed Zone standards.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1196.2	Urban Intensification Variation	Oppose	That all properties should have enough space around them so that kids can play outside safely.
OS1196.3	Urban Intensification Variation	Oppose	That a new Provision is included within the proposed variation so no existing site can be affected by the changes proposed or if they are then they must be compensated, including up to a buyout.

Jinene Clark

Submitter 1197

Original Submission No	Provision	Position	Summary
OS1197.1	Urban Intensification Variation	Oppose	That the variation and proposed intensification of Wānaka central be rejected.
OS1197.2	Urban Intensification Variation	Oppose	That there is other land spreading around the fringes of Wānaka such as Three Parks and Northlake more suitable for development. Leave inner Wānaka alone.

Bob and Sue Moore

Submitter 1198

Original Submission No	Provision	Position	Summary
OS1198.1	Urban Intensification Variation	Oppose	That QLDC's proposals for a Residential Intensification Variation which would allow buildings up to 12m in residential central Wānaka and 16.5m in central business areas is strongly objected.
OS1198.2	Urban Intensification Variation	Oppose	That Three Parks, rather than central Wānaka, should be the place for residential intensification.

Chris Winstanley

Submitter 1199

Original Submission No	Provision	Position	Summary
OS1199.1	Urban Intensification Variation	Oppose	That the proposed height plans for Wānaka are opposed.
OS1199.2	Urban Intensification Variation	Oppose	That area such as Tim Wallis Drive area or the new Mt Iron roundabout area, while not ideal, will be subject to less visual damage than what is proposed.

Eve Parker

Submitter 1200

Original Submission No	Provision	Position	Summary
OS1200.1	Urban Intensification Variation	Oppose	That the proposed District Plan for Urban Intensification in Arrowtown be rejected.
OS1200.2	Urban Intensification Variation	Oppose	That commercial letting of residential properties as short term accommodation be removed instead of restricted.
OS1200.3	Urban Intensification Variation	Support	That more detached or semidetached single-story housing be built for locals/workers.

Evelyn Vallillee

Submitter 1201

Original Submission No	Provision	Position	Summary
OS1201.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the 17m height proposal in Wānaka CBD is strongly opposed.
OS1201.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the 8m proposal for the greater areas of Lake Hāwea and Wānaka is strongly opposed.

OS1201.3	Urban Intensification Variation	Oppose	That the proposed building heights are kept in Three Parks.
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Ewa Wick

Submitter 1202

Original Submission No	Provision	Position	Summary
OS1202.1	Urban Intensification Variation	Oppose	That the area selected (lake front, main town centre) should not be considered for the changes proposed as it would forever change the character of the town.
OS1202.2	Urban Intensification Variation	Support	That the submitter has no objections for such developments proposed in the variation being considered for Three Parks, as a more remote location.
OS1202.3	Urban Intensification Variation	Oppose	That the proposed intensification plan be rejected as notified.

Gabrielle Munro On Behalf Of Gabrielle, Christopher, and Genevieve Munro

Submitter 1203

Original Submission No	Provision	Position	Summary
OS1203.1	Chapter 13 - Wānaka Town Centre	Oppose	That the variation to proposed district plan for downtown Wānaka be rejected.

Gerard O'Connell

Submitter 1204

Original Submission No	Provision	Position	Summary
OS1204.1	Urban Intensification Variation	Support	That the Urban Intensification Variation is retained as notified.

Grant Bisset

Submitter 1205

Original Submission No	Provision	Position	Summary
OS1205.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation as it relates to Wānaka is rejected.

Gwen Ombler

Submitter 1206

Original Submission No	Provision	Position	Summary
OS1206.1	Urban Intensification Variation	Oppose	That the character of Wānaka not be ruined by development of mismatched buildings.

Herbert Schulze

Submitter 1207

Original Submission No	Provision	Position	Summary
OS1207.1	Chapter 13 - Wānaka Town Centre	Oppose	That the density is not increased in downtown Wānaka.

Iain Dodds

Submitter 1208

Original Submission No	Provision	Position	Summary
OS1208.1	Chapter 13 - Wānaka Town Centre	Oppose	That any high rise buildings in the CBD are strongly opposed.
OS1208.2	Urban Intensification Variation	Oppose	That any changes top the existing DOC/Mt Aspiring National Park area on MacPherson Street are opposed.

Ingrid Robinson

Submitter 1209

Original Submission No	Provision	Position	Summary
OS1209.1	Chapter 13 - Wānaka Town Centre	Oppose	That the existing height restriction be retained for Wānaka Town Centre
OS1209.2	Chapter 8 - Medium Density Residential	Oppose	That the proposed changes to permitted height and the intensification in the MDRZ in and around the immediate vicinity of (old) Wānaka be opposed
OS1209.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed change to maximum height is strongly opposed
OS1209.4	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Oppose	That the reduction in lot area from 450m ² to 300m ² is strongly opposed
OS1209.5	Urban Intensification Variation	Oppose	That the proposed Medium Density Residential Zone standards should be located in areas such as Three Parks.

James Hogg

Submitter 1210

Original Submission No	Provision	Position	Summary
OS1210.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That to increase the height limits on buildings within Wānaka's CBD area is opposed.
OS1210.2	Urban Intensification Variation	Oppose	That Three Parks is the right place to develop taller buildings away from the lake and the town.

Jennifer Parr

Submitter 1211

Original Submission No	Provision	Position	Summary
OS1211.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the proposed intensification plan for Wānaka in particular the height restriction raising to over 16m poses a threat to the town.

Jim Bohm

Submitter 1212

Original Submission No	Provision	Position	Summary
OS1212.1	Urban Intensification Variation	Oppose	That the proposed Variation to the District Plan is strongly opposed
OS1212.2	Urban Intensification Variation	Oppose	That QLDC accepts that MfE's Introductory Guide to the NPS-UD 2020 says that it is Queenstown (i.e., not QLDC local authority) that is in tier 2, not Wānaka.
OS1212.3	Urban Intensification Variation	Oppose	That QLDC acknowledges that Wānaka should not be affected by the requirements of Tier 2 as it is tier 3 and therefore increased height limitations should not be enforced.
OS1212.4	Urban Intensification Variation	Oppose	That QLDC accepts that Wānaka is tier 3 according to the MfE Introductory Guide to the NPS-UD 2020, and therefore QLDC must "enable building heights that reflect the relative demand for use and the level of accessibility from planned or existing active transport".
OS1212.5	Urban Intensification Variation	Oppose	That QLDC provide evidence to the Wānaka community of this "relative demand for use" referred to the Introductory Guide, in particular where building height limit increases are involved
OS1212.6	Urban Intensification Variation	Oppose	That QLDC accept that it is obliged under Section 7(c) of the RMA to maintain and enhance amenity values and that the proposed variation is not in accord with this section of the RMA.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1212.7	Urban Intensification Variation	Oppose	That QLDC provide clear explanations to the submitter and the community in Wānaka about the proposed changes to each affected Wānaka neighbourhood, including the specific reasons for why they are needed and their benefits.
OS1212.8	Urban Intensification Variation	Oppose	That QLDC provide details for each affected Wānaka neighbourhood on how it plans to maintain and enhance amenity values, including how it will maintain resident's access to sunshine and warmth, protect neighbourhoods from wind-tunnel effects and protect and maintain existing landscape views
OS1212.9	Urban Intensification Variation	Oppose	That QLDC withdraw and redo the Variation and acknowledge it needs to greatly improve its approach to this Variation and enhance the quality of its communication

R H (Hunter) Milne

Submitter 1213

Original Submission No	Provision	Position	Summary
OS1213.1	Urban Intensification Variation	Oppose	That the urban intensification variation is opposed
OS1213.2	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed change to the height limits are opposed in the low density residential zone
OS1213.3	Urban Intensification Variation	Oppose	That the urban intensification variation is opposed particularly as it relates to low and medium density residential zones and that the most appropriate place for buildings of the dimensions and recession planes proposed is in commercial or at most high density zones.
OS1213.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed height of 12 metres in the medium density residential zone is opposed
OS1213.5	Urban Intensification Variation	Oppose	That the changes to the application of the recession plane rule and the amendment to the exemptions and change of activity status for a breach is opposed

Stuart and Heather Thorne

Submitter 1214

Original Submission No	Provision	Position	Summary
OS1214.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation is rejected for Wānaka.
OS1214.2	Urban Intensification Variation	Oppose	That areas such as Three Parks is more suited to intensive developments.

Euan Inglis

Submitter 1215

Original Submission No	Provision	Position	Summary
OS1215.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.911	Oppose	That the proposed variation to density standards in Arrowtown within the Lower Density Suburban Residential Zone is opposed.
OS1215.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That the proposed variation to density standards in Arrowtown within the Medium Density Residential Zone is opposed.
OS1215.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the proposed amendment to height restrictions in Arrowtown in the Lower Density Suburban Residential Zone is rejected.
OS1215.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed amendment to height restrictions in Arrowtown in the Medium Density Residential Zone is rejected.

Emma Morris

Submitter 1216

Original Submission No	Provision	Position	Summary
OS1216.1	Urban Intensification Variation	Oppose	That the current densities in Wānaka are not changed, and maximum heights of 12m in Town and two storeys for residential are maintained.
OS1216.2	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the maximum height in Wānaka town is 12m.

Duncan Good

Submitter 1217

Original Submission No	Provision	Position	Summary
OS1217.1	Urban Intensification Variation	Oppose	That the zoning for Central Wānaka, the Heights, Clearview and Longview be changed back to Low Density Residential where the proposed changes to this low density zone more than allow for further infill and develop already appropriate to these areas.
OS1217.2	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That any further height allowance in the commercial centre of Wānaka over and above the 12m limit is not appropriate and can instead be utilised at Three Parks.
OS1217.3	Urban Intensification Variation	Support	That aspects of the Urban Intensification are generally supported, in particular the proposed changes to the low density residential. The submission has concerns with the proposed changes to the medium density residential and commercial height limits.
OS1217.4	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Oppose	That the height change from the current 7m to allowing 11m +1m gable for the central residential area of Wānaka is opposed.

Denise Dunne

Submitter 1218

Original Submission No	Provision	Position	Summary
OS1218.1	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the Urban Intensification Variation.

Dean Rankin

Submitter 1219

Original Submission No	Provision	Position	Summary
OS1219.1	Urban Intensification Variation	Oppose	That the new height limits for Wānaka and Hāwea are opposed.

David Wills

Submitter 1220

Original Submission No	Provision	Position	Summary
OS1220.1	Urban Intensification Variation	Oppose	That the proposal to enable increased heights and densities in some zones in Arrowtown is opposed.

David Downs

Submitter 1221

Original Submission No	Provision	Position	Summary
OS1221.1	Urban Intensification Variation	Oppose	That the changes are rejected and instead a streamlined consent process put in place

Claire Iredale

Submitter 1222

Original Submission No	Provision	Position	Summary
OS1222.1	Chapter 13 - Wānaka Town Centre	Oppose	That the current variation proposal for the Central Business District be reconsidered
OS1222.2	Urban Intensification Variation	Oppose	That the Variation proposal for the Central Business District be rejected as notified
OS1222.3	Urban Intensification Variation	Oppose	That the proposed changes are discarded in preference for a different area (i.e. Three Parks)

David Clarke On Behalf Of Arrowtown Planning Advisory Group

Submitter 1223

Original Submission No	Provision	Position	Summary
OS1223.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation as it relates to Arrowtown Medium Density Zone and Low Density Residential Zone be withdrawn.
OS1223.2	Urban Intensification Variation	Oppose	That the changing of the Arrowtown Design Guide to suite the variation be rejected.

Jose and Santi Andora-Gomez

Submitter 1224

Original Submission No	Provision	Position	Summary
OS1224.1	Urban Intensification Variation	Oppose	That the proposal to raise heights and density in Wānaka and Hāwea is opposed.

Kate Morgan

Submitter 1225

Original Submission No	Provision	Position	Summary
OS1225.1	Urban Intensification Variation	Oppose	That the increase of the height restrictions are opposed
OS1225.2	Urban Intensification Variation	Oppose	That any relaxation of the height recession planes is opposed.
OS1225.3	Urban Intensification Variation	Oppose	That Wānaka has plenty of surrounding land for urban developments without invasive 13m high homes being built.

Linda Simpson

Submitter 1226

Original Submission No	Provision	Position	Summary
OS1226.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the downtown height limit is not raised.

Lynley and David Weir

Submitter 1227

Original Submission No	Provision	Position	Summary
OS1227.1	Urban Intensification Variation	Oppose	That Queenstown Hill retain its low density zoning and that the proposed medium density zoning for Queenstown Hill be rejected.
OS1227.2	Urban Intensification Variation	Oppose	That no changes to height are allowed on Queenstown Hill.
OS1227.3	Urban Intensification Variation	Oppose	That there is no change to the PDP mapping in the Queenstown Hill area nor any changes to the current height restrictions.

Lynne Christie

Submitter 1228

Original Submission No	Provision	Position	Summary
OS1228.1	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1 > 8.5.1.3	Oppose	That the height increase in the Medium Density Residential Zone in Wānaka is rejected.
OS1228.2	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.4	Oppose	That the height increase in the High Density Residential Zone in Wānaka is rejected.
OS1228.3	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the height increase in the Wānaka Town Centre is rejected.

Nichola Bentley

Submitter 1229

Original Submission No	Provision	Position	Summary
OS1229.1	Urban Intensification Variation	Oppose	That QLDC remove Arrowtown from the Urban Intensification Variation.
OS1229.2	Urban Intensification Variation	Oppose	That the Urban Intensification Variation for Arrowtown is rejected.
OS1229.3	Urban Intensification Variation	Oppose	That the urban intensification should not apply to Arrowtown as it does not fit the criterion set out in the government guidelines to councils.
OS1229.4	Urban Intensification Variation	Oppose	That QLDC look to develop land already identified as appropriate for development that would not have a detrimental effect on historic heritage of national significance.

Ross Macfarlane

Submitter 1230

Original Submission No	Provision	Position	Summary
OS1230.1	Urban Intensification Variation	Oppose	That the Council reject the Urban Intensification Variation.
OS1230.2	Urban Intensification Variation	Oppose	That the Urban Intensification for Arrowtown is opposed for the reasons set out in the submission.

Steve Hamilton

Submitter 1231

Original Submission No	Provision	Position	Summary
OS1231.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation is opposed.
OS1231.2	Urban Intensification Variation	Oppose	That the decision on the Variation be based on intensive discussions with the local community.

John and Helen Hayes

Submitter 1232

Original Submission No	Provision	Position	Summary
OS1232.1	Urban Intensification Variation	Oppose	That there needs to be a comprehensive plan covering the area from Kingston to Arrowtown, and Bobs Cove that shows where tourist accommodation, affordable housing, commercial properties, parks and reserves, cycle ways and public transport routes will be located
OS1232.2	Urban Intensification Variation	Oppose	That the amenity of the gardens and its surrounds, including the special residential amenity and character of the Special Character Area, is protected.
OS1232.3	Urban Intensification Variation	Oppose	That the proposed intensification and rezoning is not appropriate for the area and is opposed.
OS1232.4	Chapter 9 - High Density Residential	Oppose	That the proposed HDRZ for two blocks of land near the Wakatipu Gardens bounded by Hobart

Urban Intensification – Summary of Decisions Requested 16 May 2024

			Street, Park Street, and Frankton Road be retained as MDRZ.
OS1232.5	Urban Intensification Variation	Oppose	That the current MDRZ framework be retained for the two blocks bounded by Hobart Street, Park Street and Frankton Road.
OS1232.6	Urban Intensification Variation	Oppose	That experienced international planners develop an innovative district plan that protects the unique character of existing settlements and provide for higher density occupation, without removing views of the surrounding mountains and lakes.
OS1232.7	Urban Intensification Variation	Oppose	That before a revised plan be resubmitted for community consultation, the Council CEO and each Councillor be required to sign an affidavit confirming they have read and understood the consequences of each page of the whole document.
OS1232.8	Chapter 9 - High Density Residential	Oppose	That alternatively, Chapter 9 be amended to maintain the special amenity and character of the area set out in the submission, including retaining the 8 metre height standard and the 250m2 density standard.
OS1232.9	Urban Intensification Variation	Oppose	That any other consequential changes or further relief be made that are necessary to reflect the intent of the matters raised in this submission.
OS1232.10	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the current 8 metre height standard be retained for the two blocks bounded by Hobart Street, Park Street and Frankton Road.
OS1232.11	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Oppose	That the existing 250m2 density standard be retained for the two blocks bounded by Hobart Street, Park Street and Frankton Road.
OS1232.12	Urban Intensification Variation	Oppose	That the heritage and cultural features should be protected in the two blocks bounded by Hobart Street, Park Street and Frankton Road.

Jayne Macdonald On Behalf Of Ian Ferguson Farrant

Submitter 1233

Original Submission No	Provision	Position	Summary
OS1233.1	Urban Intensification Variation	Oppose	That the Variation is opposed in its totality.
OS1233.2	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1 > 9.5.1.4	Oppose	That the increased height limit of 12m in the HDRZ along Lake and Lismore Streets in Wānaka is opposed
OS1233.3	Urban Intensification Variation	Oppose	That the do nothing option is the option QLDC should have settled on
OS1233.4	Urban Intensification Variation	Oppose	That if the primary relief is not granted (to withdraw the variation) the status quo is retained in terms of height limits for the Lismore Street HDR Zone

James and Brenda Mackay

Submitter 1234

Original Submission No	Provision	Position	Summary
OS1234.1	Urban Intensification Variation	Oppose	That the proposed changes are opposed on the grounds that they are not necessary for the Queenstown Lakes District.
OS1234.2	Urban Intensification Variation	Oppose	That the proposed changes to height and density are opposed, and that Council remove these changes from the Plan.

Ian Penny

Submitter 1235

Original Submission No	Provision	Position	Summary
OS1235.1	Urban Intensification Variation	Oppose	That the proposed changes are inappropriate and should be rethought and reworked.

Di Williams

Submitter 1236

Original Submission No	Provision	Position	Summary
OS1236.1	Urban Intensification Variation	Oppose	That any suggested amendments relating to Kelvin Peninsula and any QLDC discretion is opposed
OS1236.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That any increase in density on Kelvin Peninsula and QLDC discretion to enable increased density is opposed.
OS1236.3	Chapter 8 - Medium Density Residential	Oppose	That any increase in density on Kelvin Peninsula and QLDC discretion to enable increased density is opposed.
OS1236.4	Urban Intensification Variation	Oppose	That any increase in building coverage and any discretion for QLDC to enable this is opposed
OS1236.5	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That any increase in building height or any QLDC discretion to enable this is opposed
OS1236.6	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That any increase in building height or any QLDC discretion to enable this is opposed
OS1236.7	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.7	Oppose	That any increase in building height or any QLDC discretion to enable this is opposed
OS1236.8	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That any relaxation of the recession planes and any QLDC discretion to enable these on Kelvin Peninsula is opposed
OS1236.9	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Oppose	That any relaxation of the recession planes and any QLDC discretion to enable these on Kelvin Peninsula is opposed
OS1236.10	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.2	Oppose	That any relaxation of the recession planes and any QLDC discretion to enable these on Kelvin Peninsula is opposed
OS1236.11	Urban Intensification Variation	Support	That the proposed provision 'the adequate provision and screening of loading and servicing areas, including waste and recycling storage and collection space, is supported

Florence Micoud

Submitter 1237

Original Submission No	Provision	Position	Summary
OS1237.1	Urban Intensification Variation	Oppose	That the village character of Wānaka is protected by maintaining already dense building allowances
OS1237.2	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the new proposed heights in downtown Wānaka are opposed.
OS1237.3	Urban Intensification Variation	Oppose	That urban sprawl is stopped and more buildings granted by the current zonings not allowed
OS1237.4	Urban Intensification Variation	Oppose	That urban areas are re-greened and landowners encouraged to plant trees and share space for community food production
OS1237.5	Urban Intensification Variation	Oppose	That if growth is to occur, it be in the form of 3 or 4 storey apartment buildings in Three Parks with balconies, green space and public connections.

Geoff Cooper On Behalf Of New Zealand Infrastructure Commission

Submitter 1238

Original Submission No	Provision	Position	Summary
OS1238.1	Urban Intensification Variation	Oppose	That QLDC consider what degree of urban intensification will be sufficient to materially reduce the per-unit emissions associated with housing and transport choices available to residents.
OS1238.2	Urban Intensification Variation	Support	That the intent of the Variation in enabling greater intensification and increasing housing supply is supported.
OS1238.3	Urban Intensification Variation	Oppose	That QLDC vastly increase enabled housing supply and plan for growth that is two to three times the existing size of Queenstown

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1238.4	Urban Intensification Variation	Oppose	That QLDC implement the Tier 1 requirements of the NPS-UD. Queenstown has a higher growth rate than any tier 1 city.
OS1238.5	Urban Intensification Variation	Oppose	That an incremental approach to intensification is avoided.

David and Kathryn Smallbone

Submitter 1239

Original Submission No	Provision	Position	Summary
OS1239.1	Urban Intensification Variation	Oppose	That QLDC look at policies that would enhance the special character of Wānaka and not destroy it.
OS1239.2	Chapter 13 - Wānaka Town Centre	Oppose	That downtown Wānaka and the waterfront are excluded from the Variation
OS1239.3	Urban Intensification Variation	Oppose	That instead of intensifying Wānaka there are places around Wānaka such as Three Parks & greenfield sites over the back of town which are suitable for intensification and available to plan an intensive community.

Christopher Champion

Submitter 1240

Original Submission No	Provision	Position	Summary
OS1240.1	Urban Intensification Variation	Oppose	That urban intensification is concentrated on expanding existing urban areas
OS1240.2	Urban Intensification Variation	Oppose	That the urban growth boundary and proposed masterplan of development south of Cemetery Road should be re-opened for negotiation
OS1240.3	Urban Intensification Variation	Oppose	That any further development south of Cemetery Road is halted until infill in newly proposed densities and existing developments north of Cemetery Road are completed.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1240.4	Urban Intensification Variation	Oppose	That QLDC introduce greater controls over air bnb and second home ownership
OS1240.5	Urban Intensification Variation	Oppose	That a ban is introduced on wood burning fires in new homes
OS1240.6	Urban Intensification Variation	Oppose	That the air quality of Lake Hāwea be addressed prior to any major increase in dwellings.
OS1240.7	Urban Intensification Variation	Oppose	That public transport and access to Wānaka from Lake Hāwea needs to be addressed and upgraded prior to any further growth
OS1240.8	Urban Intensification Variation	Oppose	That the capacity of Project Pure is not sufficient to cope with the increase in the number of dwellings and this needs to be addressed or upgraded prior to any further growth.

Neil Martin

Submitter 1241

Original Submission No	Provision	Position	Summary
OS1241.1	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.1	Oppose	That the current building height policy in Arrowtown be retained.
OS1241.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the proposed 12m build height in Arrowtown be rejected, and the current building height policy be retained.

Iris Abaecherli

Submitter 1242

Original Submission No	Provision	Position	Summary
OS1242.1	Urban Intensification Variation	Oppose	That the proposed height variation in Wānaka is objected.

Anthony Egan

Submitter 1243

Original Submission No	Provision	Position	Summary
OS1243.1	Urban Intensification Variation	Oppose	That the plan change be rescinded in its entirety
OS1243.2	Chapter 8 - Medium Density Residential	Oppose	That if the plan is not rescinded there is an adjustment to the boundaries of the Medium Density Zone and/or adjustments to the plan provisions.
OS1243.3	Urban Intensification Variation	Oppose	That if the plan is not rescinded the Medium Density Zone boundaries are adjusted to be more logical

Werner Murray On Behalf Of Glenpanel Development Limited

Submitter 1244

Original Submission No	Provision	Position	Summary
OS1244.1	Urban Intensification Variation	Support	That the introduction of new zoning generally, and more specifically, the Medium Density Zone be retained as notified.
OS1244.2	Urban Intensification Variation	Oppose	That while Glenpanel Development Limited broadly supports the variation, and the urban intensification that this plan change will bring about, it is considered that the variation has not considered far enough the intensification provisions around rapid transit stops. It is submitted that the medium density zoning be extended to account for this.
OS1244.3	Urban Intensification Variation	Oppose	That part of the land identified as Lot 2 DP 463532 & Lot 1 DP 463532 that is within 800 metres of the planned transit stop on Ladies Mile be included within the medium density zone, and the Urban Growth Boundary and any other consequential relief should be moved and applied.

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1244.4	Urban Intensification Variation	Oppose	That a minimum density of of 25-30 units per hectare be applied.
OS1244.5	Urban Intensification Variation	Oppose	That the Plan Change is to be adopted, along with amendments, to address the concerns, issues, and other matters raised in this submission (including any necessary additional or consequential relief).

Brian Hogan

Submitter 1245

Original Submission No	Provision	Position	Summary
OS1245.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1245.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS1245.3	Urban Intensification Variation	Oppose	That the proposal be scrapped.

Murray Peter

Submitter 1246

Original Submission No	Provision	Position	Summary
OS1246.1	Urban Intensification Variation	Oppose	The rezoning of area including Andrews Road, Reece Crescent, Cliff Wilson Drive and Plantation Road is opposed.
OS1246.2	Urban Intensification Variation	Oppose	That the rezoning from Northburn Road to Peak View Road and Aubrey Road is opposed.
OS1246.3	Urban Intensification Variation	Oppose	That the same building and density restrictions be left in place as at present time i.e. September 2023.

Rhonda Schlaadt

Submitter 1247

Original Submission No	Provision	Position	Summary
OS1247.1	Urban Intensification Variation	Oppose	That the current intensification plan proposed for Wānaka is opposed.
OS1247.2	Urban Intensification Variation	Oppose	That there is a review of the plan not the intensification currently proposed for both height and closeness to boundary.
OS1247.3	Urban Intensification Variation	Oppose	That more notice of the plans be made to the residents and ratepayers.
OS1247.4	Urban Intensification Variation	Oppose	That there is better feed back for QLDC plans.
OS1247.5	Urban Intensification Variation	Oppose	That Wānaka is not ruined.

Susan Egan

Submitter 1248

Original Submission No	Provision	Position	Summary
OS1248.1	Urban Intensification Variation	Oppose	That the plan change in its entirety is opposed.
OS1248.2	Urban Intensification Variation	Oppose	That medium density zone boundaries are adjusted to more logical boundaries and/or adjustments to the plan provisions.

Marcus Wehrle

Submitter 1249

Original Submission No	Provision	Position	Summary
OS1249.1	Urban Intensification Variation	Oppose	That Arrowtown be excluded from the proposed Urban Intensification Variation.
OS1249.2	Urban Intensification Variation	Oppose	That there are no changes to the height of buildings in Arrowtown.
OS1249.3	Urban Intensification Variation	Oppose	That the Urban Intensification of Arrowtown is not supported.

Kent Potter

Submitter 1250

Original Submission No	Provision	Position	Summary
OS1250.1	Urban Intensification Variation	Oppose	That the Urban Intensification Variation (UIV) plan is opposed in its entirety.
OS1250.2	Urban Intensification Variation	Oppose	That Hensman Road/Sunset Lane block is included within Medium Density Residential Zone.
OS1250.3	Urban Intensification Variation	Oppose	That the alternative is to retain all of Hensman Road/Sunset Lane block within Lower Density Suburban Residential Zone.
OS1250.4	Urban Intensification Variation	Oppose	That such other alternative relief, including modifications to the planning maps, objectives, policies, rules and standards within either the Lower Density Suburban Residential Zone or Medium Density Residential Zone to address the concerns raised in the submission.

John Edmonds On Behalf Of Upper Village Holdings 3 Limited

Submitter 1252

Original Submission No	Provision	Position	Summary
OS1252.1	Urban Intensification Variation	Oppose	That the relevant Zoning map be updated to include the PC50 land (Lakaevie), or at the very least the UVH Land (Section 3 Block XI Queenstown and Section 4 Block XI Queenstown), as Town Centre Zone
OS1252.2	Urban Intensification Variation	Oppose	That the Upper Village Holding Land (Section 3 Block XI Queenstown and Section 4 Block XI Queenstown) be included as 'Height Precinct 4' within the amended 'Figure 2 - Queenstown Town Centre Height Precinct Map'
OS1252.3	Urban Intensification Variation	Oppose	That any alternative, additional or consequential relief necessary to give effect to the matters raised in the submission be made.
OS1252.4	Urban Intensification Variation	Support	That the Variation is generally supported subject to the amendments identified in the submission.
OS1252.5	Urban Intensification Variation	Oppose	That the Central Business District should be assessed in a comprehensive and holistic manner and all of the Queenstown Town Centre Zone land, whether under the Operative District Plan or the Proposed District Plan, should be considered at the same time.

John Edmonds On Behalf Of RCL Henley Downs Limited

Submitter 1253

Original Submission No	Provision	Position	Summary
OS1253.1	Urban Intensification Variation	Oppose	That any alternative, additional or consequential relief necessary or appropriate to give effect to the purpose of the Variation and the matters raised in this submission be made.
OS1253.2	Chapter 7 - Lower Density Suburban	Support	That the be proposed height increase be retained as notified.

	Residential > 7.5 Rules - Standards > 7.5.1		
OS1253.3	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.3	Oppose	That the maximum building coverage be increased to 50%
OS1253.4	Chapter 7 - Lower Density Suburban Residential > 7.5 Rules - Standards > 7.5.57	Oppose	That the recession plane measurement be increased to 3.5m high, for all boundaries
OS1253.5	Chapter 7 - Lower Density Suburban Residential	Oppose	<p>That the minimum boundary setback standards (7.5.6) be deleted and replaced with the following,</p> <p>7.5.6.1:</p> <p><u>a. Road boundary setback: 3m minimum, except for:</u></p> <p><u>i. State Highway boundaries, where the setback shall be 4.5m minimum;</u></p> <p><u>ii. garages, where the setback shall be 4.5m minimum;</u></p> <p><u>iii. Building setbacks (excluding garages) on sites that adjoin two road frontages, where each frontage is more than 10m in length, shall include one setback of 3m, and the other road boundary setback may reduce to 2m. The 3m setback applies to any site that has frontage to an Arterial or Collector Road.</u></p> <p><u>b. All other boundaries: 1.5m</u></p> <p><u>Exceptions to boundary setbacks:</u></p> <p><u>a. Accessory buildings for residential activities may be located within the boundary setback distances (other than from road boundaries), where they do not exceed 7.5m in length, there are no windows or openings (other than for carports) along any walls within 1.5m of an internal boundary, and they comply with rules for Building Height and Recession Plane;</u></p>

Urban Intensification – Summary of Decisions Requested 16 May 2024

			<p><u>b. Any building may locate within a boundary setback distance by up to 1m for an area no greater than 6m² provided the building within the boundary setback area has no windows or openings;</u></p> <p><u>c. Eaves may be located up to 600mm into any boundary setback distance along eastern, western and southern boundaries;</u></p> <p><u>d. Eaves may be located up to 1m into any boundary setback distance along northern boundaries.</u></p>
OS1253.6	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Support	That the standard be retained as notified
OS1253.7	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.4 > 8.5.4.1	Oppose	That maximum building coverage be increased to 70%
OS1253.8	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.5	Support	That the standard be deleted as notified
OS1253.9	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.6	Oppose	That the minimum dimension of depth be amended to 3m
OS1253.10	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.75	Support	That the standard be retained as notified
OS1253.11	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.87	Oppose	That the rule be deleted
OS1253.12	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.98	Oppose	<p>That an additional exception to road setback in included and reads as follows,</p> <p><u>iii. Building setbacks (excluding garages) on sites that adjoin two road frontages, where each frontage is more than 10m in length, shall include one setback of 3m, and the other road boundary setback may reduce to 1.5m. The 3m setback applies to any site that has frontage to an Arterial or Collector Road.</u></p>

Urban Intensification – Summary of Decisions Requested 16 May 2024

OS1253.13	Chapter 8 - Medium Density Residential	Oppose	That Rule 8.5.10 be deleted
OS1253.14	Chapter 15 - Local Shopping Centre Zone > 15.5 Rules - Standards > 15.5.7	Oppose	That the list be amended and reorganized, to read as follows a. for the Local Shopping Centre Zone located at Frankton, Albert Town, Arrowtown, Hāwea, Sunshine Bay and Cardrona Valley Road the maximum building height shall be 10m; and b. for the Local Shopping Centre zone located at Lake Hāwea South the maximum building height shall be 12m; and c. for all other Local Shopping Centre Zones the maximum building height shall be 14m.
OS1253.15	Chapter 27 - Subdivision and Development > 27.6 Rules - Standards for Minimum Lot Areas > 27.6.1	Support	That the standard be retained as notified
OS1253.16	Chapter 27 - Subdivision and Development > 27.7 Zone - Location Specific Rules > 27.7.30	Oppose	That the minimum dimension for the Medium Density Zone be amended to 8m x 10m

John Edmonds On Behalf Of 49 Beach St LP

Submitter 1254

Original Submission No	Provision	Position	Summary
OS1254.1	Chapter 12 - Queenstown Town Centre	Support	That 49 Beach Street be confirmed within proposed Height Precinct 3 within Figure 2 of the Queenstown Town Centre Height Precinct Map (20m total height).
OS1254.2	Urban Intensification Variation	Oppose	That any other consequential changes to be made that are necessary to achieve the relief sought in the submission.

Jennifer Cavanagh On Behalf Of Jennifer Cavanagh and Andrew Findlay

Submitter 1255

Original Submission No	Provision	Position	Summary
OS1255.1	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to provisions in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1255.2	Chapter 8 - Medium Density Residential	Oppose	That all changes to provisions in the Medium Density Residential Zone relating to Arrowtown be rejected.
OS1255.3	Urban Intensification Variation	Oppose	That the Council withdraw the notification of a Variation to the Proposed District Plan for Arrowtown.

Dinah Smith

Submitter 1256

Original Submission No	Provision	Position	Summary
OS1256.1	Chapter 13 - Wānaka Town Centre > 13.5 Rules - Standards > 13.5.10	Oppose	That the proposed 12.5m height limit proposed in the town is protested strongly
OS1256.2	Urban Intensification Variation	Oppose	That the required commercial space go out to Three Parks.

Charles Barry and Isobel May Lawrence

Submitter 1257

Original Submission No	Provision	Position	Summary
OS1257.1	Urban Intensification Variation	Oppose	That the new height restrictions in Wānaka are strongly opposed
OS1257.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Oppose	That the new height restrictions are not needed in the Medium Density Zone

OS1257.3	Urban Intensification Variation	Oppose	That the rules should stay they way they are at the moment
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Warwick Osborne

Submitter 1258

Original Submission No	Provision	Position	Summary
OS1258.1	Urban Intensification Variation	Oppose	That the zoning of 1-17 Panorama Terrace, 26-34 Suburb Street and 7-13 Dublin Street be retained in Lower Density Suburban Residential Zone
OS1258.2	Chapter 12 - Queenstown Town Centre > 12.5 Rules - Standards > 12.5.9	Oppose	That the maximum building height within the Town Centre zone be limited to 18m maximum

John Edmonds On Behalf Of Arthurs Point Trustees Limited

Submitter 1260

Original Submission No	Provision	Position	Summary
OS1260.1	Urban Intensification Variation	Support	That the intent of the variation is generally supported, subject to the amendment identified in this submission.
OS1260.2	Chapter 8 - Medium Density Residential > 8.5 Rules - Standards > 8.5.1	Support	That the general intention to increase building height limits in the Variation for the HDR and MDR is supported.
OS1260.3	Chapter 9 - High Density Residential > 9.5 Rules - Standards > 9.5.1	Support	That the general intention to increase building height limits in the Variation for the HDR and MDR is supported.
OS1260.4	Urban Intensification Variation	Oppose	That the District Plan mapping that applies to this site be amended by removing any reference to the Mid Terrace at 182 Arthurs Point Road being affected by proposed Rule 8.5.5.1 (a).
OS1260.5	Chapter 8 - Medium Density Residential > 8.5	Oppose	That any reference to the site at 182 Arthurs Point Road or any other map or rule that distinguishes this site be deleted.

	Rules - Standards > 8.5.1 > 8.5.1.1		
OS1260.6	Urban Intensification Variation	Oppose	That any such further or consequential or alternative amendments necessary to give effect to this submission be granted.

David Herbert Thompson

Submitter 1261

Original Submission No	Provision	Position	Summary
OS1261.1	Urban Intensification Variation	Oppose	That Arrowtown is withdrawn from the proposed variation.
OS1261.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all changes to the provisions in the Lower Density Suburban Residential Zone in Arrowtown be rejected.
OS1261.3	Chapter 8 - Medium Density Residential	Oppose	That all changes to the provisions in the Medium Density Residential Zone in Arrowtown be rejected.

Michael George Burdon

Submitter 1262

Original Submission No	Provision	Position	Summary
OS1262.1	Urban Intensification Variation	Oppose	That the Council drop Central Government directive to Intensification.
OS1262.2	Chapter 7 - Lower Density Suburban Residential	Oppose	That all the proposed changes in the Lower Density Suburban Residential Zone relating to Arrowtown be rejected.
OS1262.3	Chapter 8 - Medium Density Residential	Oppose	That all the proposed changes in the Medium Density Residential Zone relating to Arrowtown be rejected.