

Submission Report By Plan Change 8

Name		5 Shotover Street			
Whether you wish to be Heard Individ.	Heard Group	Plan Provision	Decision Requested		SubNo.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	That Plan Change 8 be withdrawn or cancelled.		8/1/1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."		8/1/2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...]" while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."		8/1/3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and vocational factors." Excluding the wording "advantageous to visitor accommodation development."		8/1/4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."		8/1/5
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."		8/1/6
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas". From Objective 1, Implementation Methods, (i) District Plan.		8/1/7
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation." Under Objective 2, Existing Urban Areas and Communities.		8/1/8
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres." Under Objective 2, Existing Urban Areas and Communities.		8/1/9
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development." Under Objective 2, Implementation Methods.		8/1/10
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced." Under Objective 2, Implementation Methods.		8/1/11

<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	8/1/12
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements."	8/1/13
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of the statement "low density" in the sentence; "The 'low density' residential areas of the District in both large and small towns have developed a sense of well being through"	8/1/14
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the sentence "Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas." Under Explanation and Principal Reasons for Adoption, Objective 2.	8/1/15
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	8/1/16
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	8/1/17
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b) Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	8/1/18
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. ". . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	8/1/19
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	8/1/20
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	8/1/21
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	8/1/22

<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as an Objective 4 Implementation Method (i) District Plan "(e) Zoning for visitor accommodation and high density residential activities adjacent to urban centres and adjacent to transport routes."	8/1/23
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statements "of" and "and Wanaka" under the heading "Explanation and Principal Reasons for Adoption" of Objective 4. it would read "In addition to the above, the Council recognizes the longer term retail needs of the community as well as the need to protect and enhance the amenity values 'of' the Queenstown 'and Wanaka' Town Centre's."	8/1/24
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4 Implementation Methods (ii) Other Methods "(c) Promotion of public transport and/or mass transit services."	8/1/25
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 5, Visitor Accommodation Activities, a new policy 5.1 " To provide areas for visitor accommodation to accommodate future growth in the visitor accommodation industry in order to generate the local and national economic and social benefits which derive from the visitor accommodation industry."	8/1/26
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in Objective 5, Visitor Accommodation Activities, current policy 5.1 the statements "minimise" and "and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry." and remove the statement "avoid any". So the current policy 5.1 becomes "5.2 To manage visitor accommodation to minimise adverse effects on the environment and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry."	8/1/27
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and zones" in implementation method "(a) Provision for visitor accommodation sub-zones 'and zones'" of Objective 5 Visitor Accommodation Activities, Implementation Methods (i) District Plan.	8/1/28
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution under the heading "Explanation and Principal Reasons for Adoption" of Objective 5 the removal and addition of statements. Addition of "and the nationally important role the District plays in helping generate economic growth for New Zealand" and "The", as well as "needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring". Removal of "The Act requires the" and "any such". So that the paragraph becomes "The value of the visitor industry to the District and the nationally important role the District plays in helping generate economic growth for New Zealand is recognised and is a major factor in generating urban growth in terms of the demand it places on infrastructure, the need for housing and the extent of retail expenditure. The Council needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring that the adverse effects of increases in visitor accommodation are avoided, remedied or mitigated."	8/1/29
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	8/1/30
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	8/1/31
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	8/1/32

<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	8/1/33
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." Under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	8/1/34
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	8/1/35
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove two words in the sentence under Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. The removal of "The" and "Flats" so that the first sentence becomes "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations."	8/1/36
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the following paragraph under Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. "The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in a manner which will not undermine the vitality of Queenstown Town Centre."	8/1/37
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution the inclusion of the following paragraph under Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. "The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	8/1/38
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	8/1/39
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	8/1/40
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	8/1/41
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated. So it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	8/1/42
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	8/1/43

<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated. So it would read, "Protection of the amenity of the 'low density' residential areas."	8/1/44
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	8/1/45
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." With the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	8/1/46
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town", "affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	8/1/47
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being." with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments."	8/1/48
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution an addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity.	8/1/49
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	8/1/50
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land. So that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	8/1/51

<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1. So that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	8/1/52
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	8/1/53
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	8/1/54
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4. So that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	8/1/55
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan. So that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	8/1/56
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "of residential and visitor accommodation activities." under the heading of Explanation and Principal Reasons for Adoption so that it reads "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities."	8/1/57
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and visitor accommodation" in the second paragraph under Objective 1 - Availability of Land, Explanation and Principal Reasons for Adoption, so that the first sentence of that paragraph reads "While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development."	8/1/58
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement " and visitor accommodation" in the last sentence of the second paragraph under Objective 1 - Availability of Land, Explanation and Principal Reasons for Adoption, so that it reads "The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity."	8/1/59
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	8/1/60
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "Low Density" in Policy 3.2 of Objective 3 - Residential Amenity, so Policy 3.2 would then read "3.2 To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas."	8/1/61
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to change the text in Policy 3.2 of Objective 3 - Residential Amenity, from "residential zones" to "Residential Zones".	8/1/62
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	8/1/63

<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	8/1/64
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	8/1/65
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	8/1/66
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	8/1/67
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	8/1/68
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	8/1/69
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	8/1/70
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	8/1/71
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method (c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	8/1/72
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption, the statement "All the major operations are protected" and replace it with "Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured". The amended sentence in the second paragraph would read "It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling."	8/1/73

<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "particularly low density residential areas." in the last paragraph of Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. It would then read "A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	8/1/74
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution under Issue 7.1.4.1 removal of the heading "Development Pressure" and the statement under it "Developments in the High Density Residential Zone are having a significant negative impact on the character and amenity of our neighbourhoods. Loss of the character and amenity values threatens the sustainable well being of our neighbourhoods and community". Replacing the statement with "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	8/1/75
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	8/1/76
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a statement under 7.1.4.2 Objectives and Policies, Policy 1, so that it reads "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	8/1/77
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from under 7.1.4.2, Policy 1 the statement "- enhances the character and amenity values in the zone, by:"	8/1/78
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	8/1/79
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	8/1/80
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution adding the word "unattractive" to point 5 of the list under Policy 1 of Objective 1, 7.1.4.2.	8/1/81
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the words "and continuous" from point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	8/1/82
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	8/1/83
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	8/1/84

<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	8/1/85
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development. "	8/1/86
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 3, Objective 1, the following wording " by: -Ensuring landscaped areas are dominated by greenery and mature trees in scale and proportion to the size of the building. - To require the retention of existing vegetation, especially established trees and native vegetation. - Ensuring the effects of developments are internalised to the site and do not detract from the amenities of neighbouring sites and roads."	8/1/87
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	8/1/88
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the heading of Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments"	8/1/89
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include "Visitor accommodation and" in the paragraph under the Objective 2 heading. So it would read "Visitor accommodation and multi-unit developments that are designed to a high standard, . . . "	8/1/90
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to change the case of "Multi-unit" developments in the paragraph under the heading for Objective 2 so that it reads "multi-unit developments".	8/1/91
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording of "where possible" to "or mitigated" in the paragraph under the Objective 2 heading. So it would the read "Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	8/1/92
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include "visitor accommodation and". So Objective 2, Policy 1 reads "To ensure 'visitor accommodation and' multi-unit developments are located . . . "	8/1/93
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement ". . .where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." in Policy 1 of Objective 2. The policy would then read 1. "To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services."	8/1/94
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 1 of Objective 2 the wording "within easy walking distance and promote safe pedestrian access, to all of the following: -Existing or proposed shops offering a range of convenience goods and services. - An existing or programmed public transport. -A substantial public reserve (or reserves) that provide a range of recreational opportunities."	8/1/95
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include "visitor accommodation and" to Policy 2 of Objective 2. So it would read "1. To ensure visitor accommodation and multi-unit developments are located . . . "	8/1/96

<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	8/1/97
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove wording from Objective 2 Policy 2 would no longer contain the wording "all of the following: - Roads capable of handling increased traffic. - Road frontage or nearby kerb-side areas having adequate visitor parking spaces. - Community facilities. - Essential public services such as water supply, wastewater and stormwater management, and refuse collection."	8/1/98
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include "visitor accommodation and" in Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to".	8/1/99
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the wording "achieve all the following" from Policy 3 of Objective 2.	8/1/100
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the word "Effectively" with "Where practical". Policy 3 of Objective 2 would then read "- Where practical, incorporate existing significant vegetation and landforms."	8/1/101
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the statements "-Mitigate any reverse sensitivity effects arising from the proximity of non-residential activities in the vicinity . -Incorporate suitable crime prevention through environmental design techniques in their layout methods of access." from Objective 2 Policy 3.	8/1/102
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove policy 4 of Objective 2 in its entirety.	8/1/103
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a further objective, "Objective 3: Vitality of Urban Centres"	8/1/104
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under the added Objective 3 (above) the sentence "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle."	8/1/105
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as a policy to the additional Objective 3 " Policy 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres."	8/1/106
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as a policy to the additional Objective 3, Policy 2 " 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way."	8/1/107
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under the additional Objective 3 the heading "Explanation and reasons for adoption".	8/1/108
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph under the additional heading "Explanation and reasons for adoption". "By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	8/1/109
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the word "similar" with "particular" in Implementation Methods (i) District Plan (a).	8/1/110

<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the word "location" in Implementation Method (i) District Plan (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, amenity and environmental values, within which appropriate development opportunities can be approved."	8/1/111
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the word "topography" in Implementation Method (i) District Plan (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	8/1/112
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the words "lower density" from the paragraph under the heading "7.2.1 Resources, Activities and Values." The sentence would read "The residential areas of Queenstown are characterised by development which allows outstanding views of Lake Wakatipu and the mountains."	8/1/113
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "of a generally low" to the paragraph under the heading "7.2.1 Resources, Activities and Values." The sentence would then read "The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. "	8/1/114
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Only" from the paragraph under the heading "7.2.1 Resources, Activities and Values." The sentence would read "Part of the residential area . . ."	8/1/115
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the word "contains" with the statement "is zoned for" under the heading "7.2.1 Resources, Activities and Values." The sentence would read ". . . Part of the residential area is zoned for higher density development. . . ."	8/1/116
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development." to the end of the last sentence of the paragraph under the heading "7.2.1 Resources, Activities and Values."	8/1/117
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the word "high" with "historical" in the paragraph under the heading "High Density Residential Areas". The sentence would read "Until recently these areas were characterised by a historical density of single unit dwellings,"	8/1/118
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the words "two or three level" with the statement "large scale dedicated visitor accommodation developments and". The sentence would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. "	8/1/119
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "the early tent settlements" with "subdivision for residential purposes" in the paragraph under the heading "High Density Residential Areas". The sentence would read "Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes."	8/1/120
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement to the second paragraph under the heading "High Density Residential Areas". The statement would read "These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone." This statement would come after the first sentence of the above sated paragraph.	8/1/121

<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the following statement from the second paragraph under the heading "High Density Residential Areas". "Increasingly multi-unit developments are starting to dominate with maximum density being achieved by combining lots, major earthworks and the creation of large bulky buildings on more than four levels. This is destroying the charm, feel and look of the Zone. Although the Zone is capable of absorbing some development is combined with increased and enhanced amenity provisions for the neighbourhood."	8/1/122
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional paragraph under the heading "High Density Residential Areas". The paragraph states "Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	8/1/123
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	8/1/124
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	8/1/125
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	8/1/126
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	8/1/127
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	8/1/128
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	8/1/129
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise." Instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	8/1/130
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	8/1/131
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	8/1/132
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	8/1/133

<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	8/1/134
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	8/1/135
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	8/1/136
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas".	8/1/137
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	8/1/138
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and visitor accommodation" in Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre. . . ."	8/1/139
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "adjacent to transport routes, near the airport, and". The Policy would read ". . . around the town centre, adjacent to transport routes, near the airport, and in new areas of residential development."	8/1/140
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	8/1/141
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	8/1/142
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	8/1/143
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	8/1/144
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	8/1/145

<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for a increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations.	8/1/146
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	8/1/147
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "Existing residential" with "Residential" in point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity. . . "	8/1/148
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (ii) of Environmental Results Anticipated. It would read "activity 'in the low density residential areas' characterised by low building coverage and building height, . . . "	8/1/149
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	8/1/150
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local need prevails for non-residential activities ancillary to the surrounding residential environment."	8/1/151
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	8/1/152
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	8/1/153
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	8/1/154
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and provision for redevelopment and new visitor accommodation activities". Point (xi) would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value . . . "	8/1/155

<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in point (xi) the word "community" with the statement "district and New Zealand." It would state ". . . their significant value to the social and economic well being of the district and New Zealand."	8/1/156
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	8/1/157
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	8/1/158
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.3.1 Resources, Activities and Values	<p>Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas".</p> <p>"Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes.</p> <p>Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone.</p> <p>Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."</p>	8/1/159
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	8/1/160
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	8/1/161
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "-enabling high density residential and visitor accommodation development in specific areas."	8/1/162
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 1 the replacement of the statement " which retains the current level of low density activity" with the statement "and associated activities at a scale, density and character that reflects the topographical and vocational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones, . . . " Objective 1 of 7.3.3, would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	8/1/163
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	8/1/164
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	8/1/165

<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	8/1/166
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	8/1/167
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the word "generally" in the first paragraph under the heading "Explanation and Principal Reasons for Adoption", so that the sentence reads "The objectives and policies are directed at 'generally' promoting and protecting . . . "	8/1/168
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation." to the end of the last paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the accommodate anticipated residential growth 'and visitor accommodation'."	8/1/169
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	8/1/170
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14.1.3.1.8	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that 14.1.3.1.8 be amended to include "reducing the use of private vehicles and increasing", so the sentence reads "To consider options for encouraging and developing greater use of public transportation facilities and in particular to continue to investigate the options for reducing the use of private vehicles and increasing alternative transport means".	8/1/171
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14.1.3.3.9	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Policy, which would read: "14.1.3.3.9. To encourage and enable the provision of public transport and mass transit services."	8/1/172
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14.1.3.5.1	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that 14.1.3 be amended to read "To set minimum parking requirements for each activity based upon parking demand for each land use and proximity of the activity to urban centres, employment locations, and public transport or mass transit options while not necessarily accommodating peak parking requirements."	8/1/173
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the following in 14.1.3 at the end of "Explanation and Principal Reasons for Adoption" in relation to Objective 5: "Parking requirements vary in relation to different activities. In particular visitor accommodation has lower parking requirements compared to residential accommodation because of the number of visitors who travel to Queenstown other than by motor vehicle. It is important that parking requirements are matched to reasonable parking demand in order to minimise inefficient use of land available for development".	8/1/174
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14.1.3.7.6	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that a new policy be added: "14.1.3.7.6 To recognise the District Plan strategy of urban consolidation in areas zoned for high density residential and visitor accommodation activities when establishing parking requirements in order to encourage efficient development of land and provisions of public transport and/or mass transit services".	8/1/175
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the car parking requirements are related to a specific zone or subzone.	8/1/176
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks that Plan Change 8 be amended so as to achieve the optimal provision of on-site parking for a particular type of development, including taking into consideration the size/capacity and intended target market, the proximity to town centres or employment locations and public transport options.	8/1/177

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the consent authority make such further additional, and/or amended and/or consequential changes as are considered necessary to address the issues and concerns raised in this submission.	8/1/178
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the rules be amended to provide for one car park per residential unit in the HDRZ, or such greater number between one and two car parks as is considered appropriate following accurate research and assessment.	8/1/179
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 8 be considered in conjunction with Plan Change 6 and Plan Change 10, because of the interrelationship between the issues raised by these three plan changes.	8/1/180
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Part 14	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 14 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	8/1/181
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	8/1/182

Name *Emma Jane Ltd*

Whether you wish to be Heard Individ. Heard Group **Plan Provision Decision Requested** **SubNo.**

Refer to points 1 - 182 of 5 Shotover Street 8/2/1-182

Name *Erin Property Ltd*

Whether you wish to be Heard Individ. Heard Group **Plan Provision Decision Requested** **SubNo.**

Refer to points 1 - 182 of 5 Shotover Street 8/3/1-182

Name *Goldfields Investments Ltd,*

Whether you wish to be Heard Individ. Heard Group **Plan Provision Decision Requested** **SubNo.**

Refer to points 1 - 182 of 5 Shotover Street 8/4/1-182

Name *Heartland Developments Wanaka*

Whether you wish to be Heard Individ. Heard Group **Plan Provision Decision Requested** **SubNo.**

Refer to points 1 - 182 of 5 Shotover Street 8/5/1-182

Name *Pinpoint Trustees Ltd*

Whether you wish to be Heard Individ. Heard Group **Plan Provision Decision Requested** **SubNo.**

Refer to points 1 - 182 of 5 Shotover Street 8/6/1-182

<i>Name</i>		<i>Queenstown Lodge</i>	
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>
			<i>SubNo.</i>
		Refer to points 1 - 182 of 5 Shotover Street	8/7/1-182

<i>Name</i>		<i>Queenstown Villas Ltd</i>	
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>
			<i>SubNo.</i>
		Refer to points 1 - 182 of 5 Shotover Street	8/8/1-182

<i>Name</i>		<i>Queenwood Investments</i>	
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>
			<i>SubNo.</i>
		Refer to points 1 - 182 of 5 Shotover Street	8/9/1-182

<i>Name</i>		<i>Railup Developments Ltd</i>	
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>
			<i>SubNo.</i>
		Refer to points 1 - 182 of 5 Shotover Street	8/10/1-182

<i>Name</i>		<i>Station Properties Ltd</i>	
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>
			<i>SubNo.</i>
		Refer to points 1 - 182 of 5 Shotover Street	8/11/1-182

<i>Name</i>		<i>Watertight Investments Limited</i>	
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>
			<i>SubNo.</i>
		Refer to points 1 - 182 of 5 Shotover Street	8/12/1-182

Whether you wish to be Heard Individ. Heard Group		Plan Provision	Decision Requested	SubNo.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	That Plan Change 8 be withdrawn or cancelled.	8/13/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.1 Introduction	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion in 4.9.1 Introduction of "The international visitor industry nationally is a major component to continued economic growth within New Zealand and the ability for New Zealand to derive income to provide for the future needs of New Zealand residents. The District is a popular and growing destination for visitors. It has a critical role to play in accommodating and providing for growth in international visitors to New Zealand and the quality of the experience that international visitors have when they visit New Zealand."	8/13/2
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the wording "[natural and physical resources of the District...]" while at the same time providing for and accommodating the growth in the number of visitors to the District which is important economically and socially to both the District and New Zealand as a whole."	8/13/3
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "the provision for and accommodation of growth in visitor numbers to the District efficiently and in a manner which respects and takes advantage of appropriate topographical and vocational factors." Excluding the wording "advantageous to visitor accommodation development."	8/13/4
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the encouragement of economic growth for the benefit of residents of the District and to New Zealand nationally."	8/13/5
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include under the principal issues identified the following bullet point: "- the provision of efficient transport services, including public transport and mass transit services where appropriate, for the benefit of residents in the District and visitors to the District."	8/13/6
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to exclude the sentence "(d) Residential and urban zones which protect the existing urban areas". From Objective 1, Implementation Methods, (i) District Plan.	8/13/7
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To provide for and enable redevelopment of existing visitor accommodation and development of new visitor accommodation." Under Objective 2, Existing Urban Areas and Communities.	8/13/8
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the policy "To protect and enhance the vitality of the urban centres by providing for high density residential development adjacent to the urban centres and adjacent to transport routes connecting to the urban centres." Under Objective 2, Existing Urban Areas and Communities.	8/13/9
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, to include as a Method "Identification of areas suitable for visitor accommodation development and high density residential development." Under Objective 2, Implementation Methods.	8/13/10
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include as a Method "Identification of lower density residential areas where existing character will generally be maintained and enhanced." Under Objective 2, Implementation Methods.	8/13/11
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove Implementation Method "(b) Residential zones which protect the character of urban areas."	8/13/12

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following wording under the heading "Explanation and Principal Reasons for Adoption." "The community accepts that the District has a nationally important role to play in providing for visitor accommodation and growth in the visitor accommodation industry. The community recognises that that will result in a significant degree of change to some existing residential areas. It is important to ensure that those areas are appropriately identified and located in order to maximise the economic benefits which derive from growth in the visitor accommodation industry while minimising adverse effects on the urban centres as a whole. The community considers it important to retain the vitality of the urban centres. An important part of that vitality comes from residents living near the urban centres and interacting with visitors to the urban centres. This requires high density areas appropriately located with respect to the urban centres and to transport routes which connect to the urban centres. Provision for visitor accommodation and high density residential areas can result in effects such as traffic congestion. This requires consideration of, and may require provision for, public transport and/or mass transit services to enable more efficient use of the transport network and minimise adverse effects of growth and transport requirements."	8/13/13
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of the statement "low density" in the sentence; "The 'low density' residential areas of the District in both large and small towns have developed a sense of well being through"	8/13/14
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the sentence "Provision for high density areas which are clearly differentiated from low density areas can reduce pressure for development within low density areas." Under Explanation and Principal Reasons for Adoption, Objective 2.	8/13/15
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional policy under Objective 3-Residential Growth. It would read "3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas."	8/13/16
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 3-Residential Growth, a further policy "3.3. To provide for high density residential development in appropriate areas and to enable efficient use and development of the land in those areas."	8/13/17
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and economic" in Implementation Method (i) (b) Through the District Plan. It would read "(b) ensuring opportunities for urban growth consistent with identified environmental 'and economic' outcomes for the District and individual communities."	8/13/18
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "existing and" to implementation method (i) (a), in Objective 3. ". . . opportunities for a variety of living environments (e.g. residential densities) in 'existing and' new settlement areas."	8/13/19
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an Implementation Method under Objective 3 "(c) Providing for a variety of residential densities in different areas."	8/13/20
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a new policy under Objective 4, Business Activity and Growth, "Policy 4.3 To promote provision of public transport and/or mass transit services where appropriate to enable efficient use of transport infrastructure and to minimise adverse effects arising from growth in transport activities."	8/13/21
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4, Implementation Methods (i) District Plan the statement "existing and" in "(d) Zoning for 'existing and' new consolidated urban areas."	8/13/22
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as an Objective 4 Implementation Method (i) District Plan "(e) Zoning for visitor accommodation and high density residential activities adjacent to urban centres and adjacent to transport routes."	8/13/23

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statements "of" and "and Wanaka" under the heading "Explanation and Principal Reasons for Adoption" of Objective 4. it would read "In addition to the above, the Council recognizes the longer term retail needs of the community as well as the need to protect and enhance the amenity values 'of' the Queenstown 'and Wanaka' Town Centre's."	8/13/24
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 4 Implementation Methods (ii) Other Methods "(c) Promotion of public transport and/or mass transit services."	8/13/25
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under Objective 5, Visitor Accommodation Activities, a new policy 5.1 " To provide areas for visitor accommodation to accommodate future growth in the visitor accommodation industry in order to generate the local and national economic and social benefits which derive from the visitor accommodation industry."	8/13/26
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in Objective 5, Visitor Accommodation Activities, current policy 5.1 the statements "minimise" and "and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry." and remove the statement "avoid any". So the current policy 5.1 becomes "5.2 To manage visitor accommodation to minimise adverse effects on the environment and local communities while enabling the economic and social benefits which flow from the visitor accommodation industry."	8/13/27
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and zones" in implementation method "(a) Provision for visitor accommodation sub-zones 'and zones'" of Objective 5 Visitor Accommodation Activities, Implementation Methods (i) District Plan.	8/13/28
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution under the heading "Explanation and Principal Reasons for Adoption" of Objective 5 the removal and addition of statements. Addition of "and the nationally important role the District plays in helping generate economic growth for New Zealand" and "The", as well as "needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring". Removal of "The Act requires the" and "any such". So that the paragraph becomes "The value of the visitor industry to the District and the nationally important role the District plays in helping generate economic growth for New Zealand is recognised and is a major factor in generating urban growth in terms of the demand it places on infrastructure, the need for housing and the extent of retail expenditure. The Council needs to balance the potentially competing needs of providing for visitor accommodation and economic growth while ensuring that the adverse effects of increases in visitor accommodation are avoided, remedied or mitigated."	8/13/29
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude statements in the paragraph under the heading "Objective 6 - Frankton". Excluding the statement "Flats" and "including the statement "visitor accommodation". So the paragraph reads "Integrated and attractive development of the Frankton locality providing for airport operations, in association with residential, recreation, retail, visitor accommodation and industrial activity while retaining and enhancing the natural landscape approach to Frankton along State Highway No.6"	8/13/30
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.3 To provide areas zoned for an appropriate range of activities in appropriate locations."	8/13/31
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.4 To provide areas for residential, retail and visitor accommodation activities which together operate as a secondary urban centre which complements, but does not undermine, the Queenstown Town Centre as the primary focus of residential and visitor accommodation activities in the Wakatipu Basin."	8/13/32
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under "Objective 6 - Frankton" the additional policy "6.5 To provide appropriate termini and foci for public transport and/or mass transit services to connect Frankton as a secondary urban centre with Queenstown as the primary urban centre."	8/13/33

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the additional implementation method "(b) Specific high density, low density and mixed use zoning in appropriate locations." Under Objective 6 - Frankton, Implementation Methods, (i) District Plan.	8/13/34
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Objective 6 implementation method under a new heading "(ii) Other Methods" of "(a) Enabling and encouraging public transport and/or mass transit services connecting Frankton with Queenstown by road and/or by lake."	8/13/35
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove two words in the sentence under Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. The removal of "The" and "Flats" so that the first sentence becomes "Frankton is an important area in terms of providing for the growth necessary to ensure the social and economic well being of present and future generations."	8/13/36
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the following paragraph under Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. "The community has recognised that the Queenstown Town Centre, while it will always remain the primary focus for residential and visitor accommodation activities, cannot provide the full range of services and cannot accommodate all of the pressure for commercial, residential and visitor accommodation growth. The location, topographical characteristics, and proximity to the airport of Frankton are such that Frankton can play a valuable role as a secondary centre of retail, residential and visitor accommodation activities in a manner which will not undermine the vitality of Queenstown Town Centre."	8/13/37
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution the inclusion of the following paragraph under Objective 6 - Frankton, Explanation and Principal Reasons for Adoption. "The growth pressures which are and will in future occur, and the limited capacity of State Highway 6A between Frankton and Queenstown, are such that it is desirable to provide for and encourage public transport and/or mass transit services between Frankton and Queenstown by road and/or by lake."	8/13/38
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ii) Visitor accommodation growth creating local and national economic and social benefits in a manner which, while recognising that that will necessitate change, avoids, remedies or mitigates adverse effects on the environment and the community."	8/13/39
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and encouragement of development in locations where it can appropriately be accommodated." at the end of Environmental Results Anticipated (iii).	8/13/40
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(vi) Encouragement for public transport and/or mass transit services to minimise adverse effects which can arise from growth."	8/13/41
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and provision for" in the current point (v) of Environmental Results Anticipated. So it would read, "Improved and sustainable use of 'and provision for' urban facilities including shops, recreation and community facilities."	8/13/42
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Environmental Result Anticipated. "(ix) Provision for high density residential development in order to sustain the vitality of the urban centres."	8/13/43
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in the current point (vii) of Environmental Results Anticipated. So it would read, "Protection of the amenity of the 'low density' residential areas."	8/13/44

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Part 4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 4 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	8/13/45
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 Issues, (iii) Character and Scale, the statement "The essential elements that give towns, suburbs and settlements their character, image and attractiveness are being lost due to large scale development that is unsympathetic to residential character." With the statement "The character and scale of development within residential areas should reflect the variety of outcomes anticipated within different residential areas."	8/13/46
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and exclude the following statements in a paragraph under the heading (iii) Character and Scale. Exclude; "may be", "or houses", "town", "affecting", "most valued by residents", and "This". Include; "residential accommodation", "urban", "and visitor accommodation", "provide appropriate higher density areas for high density residential development and visitor accommodation and to", "or mitigate", "effects on", "Low density residential", "Other area have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority." Amended the paragraph would read "Some changes are necessary to provide for the needs of people wanting smaller properties, newer and smaller houses, residential accommodation closer to urban centres, and visitor accommodation. Such changes need to be managed to provide appropriate higher density areas for high density residential development and visitor accommodation and to avoid or mitigate adverse effects on the character and scale of low density residential areas. The main low density residential areas have developed a low density character with general protection for views, sunlight admission and privacy. Low density residential character is even more profound in smaller settlement areas where development densities have remained low. Pressure for growth will inevitably bring pressure for infill development within these areas. Other areas have and will develop a higher density character where the need to enable higher density residential development and visitor accommodation is a priority."	8/13/47
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in 7.1.2 (iv) Residential Amenity, the statement "Amenity values of living environments are being degraded leading to a loss in peoples social well being." with the statement "Protection and enhancement of people's social wellbeing resulting from the amenity value of their living environments."	8/13/48
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution an addition of the sentence "Control of these matters must also be balanced against the need to provide for higher density residential living environments and visitor accommodation" to the end of the second paragraph under the heading of 7.1.2 (iv) Residential Amenity.	8/13/49
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the following additional paragraph under the heading (iv) Residential Amenity. "The local and national economic and social benefits deriving from visitor accommodation require the provision of significant areas where visitor accommodation can be enabled. Infrastructure and transport requirements mean that the majority of visitor accommodation must be located close to urban centres and transport routes. It is undesirable that a broad range of commercial activities can be allowed to spread through all residential areas. As a consequence it is necessary that some areas zoned for residential development also be zoned for visitor accommodation development to enable visitor accommodation to be provided."	8/13/50
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land. So that it reads "Sufficient land to provide for a diverse range of residential 'and visitor accommodation' opportunities for the District's present and future urban populations, subject to the constraints imposed by the natural and physical environment."	8/13/51
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.1. So that it reads "1.1 To zone sufficient land to satisfy anticipated residential 'and visitor accommodation' demand."	8/13/52

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Policy 1.3. It would read "To promote compact residential 'and visitor accommodation' development."	8/13/53
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.2. So that it reads "1.2 To enable new residential 'and visitor accommodation' areas in the District."	8/13/54
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Policy 1.4. So that it reads "1.4 To enable residential 'and visitor accommodation' growth in areas which have primary regard to the protection and enhancement of the landscape amenity."	8/13/55
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" to Objective 1 - Availability of Land, Implementation Methods (i) District Plan. So that it reads " (a) To enable a broad range of residential and visitor accommodation areas."	8/13/56
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "of residential and visitor accommodation activities." under the heading of Explanation and Principal Reasons for Adoption so that it reads "The population of the District is growing and the Council recognises and accepts the need to provide for growth of residential and visitor accommodation activities."	8/13/57
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and visitor accommodation" in the second paragraph under Objective 1 - Availability of Land, Explanation and Principal Reasons for Adoption, so that the first sentence of that paragraph reads "While the residential and visitor accommodation areas of the District comprise only a small percentage of the total land area there are, in the context of the natural and physical resources, constraints on further expansion and severe limitations on the amount of land available and suitable for development."	8/13/58
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement " and visitor accommodation" in the last sentence of the second paragraph under Objective 1 - Availability of Land, Explanation and Principal Reasons for Adoption, so that it reads "The major concern for the Council in accommodating future residential and visitor accommodation growth is the impact on natural and physical resources and on the landscape amenity."	8/13/59
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an extra policy under Objective 2 - Residential Form. The additional policy reads as "2.5 To encourage and provide for high density residential development in appropriately located areas close to the urban centres and adjacent to transport routes."	8/13/60
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "Low Density" in Policy 3.2 of Objective 3 - Residential Amenity, so Policy 3.2 would then read "3.2 To provide for and generally maintain the dominant low density development within the existing Queenstown, Wanaka and Arrowtown Low Density Residential Zones, small townships and Rural Living areas."	8/13/61
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to change the text in Policy 3.2 of Objective 3 - Residential Amenity, from "residential zones" to "Residential Zones".	8/13/62
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional policy under Objective 3 - Residential Amenity. It would read "3.3 To provide for and encourage high density residential development within the high density residential zones".	8/13/63
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "particularly in low density residential areas" and exclude "in residential areas" in Objective 3 - Residential Amenity, original policy number 3.8. The policy would then read "To encourage on site parking in association with development, particularly in low density residential areas, to ensure the amenity of neighbours and the functioning of streets is maintained."	8/13/64

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under Objective 3 - Residential Amenity, (i) District Plan. The additional implementation method would read "(a) Provision of different zones for high density residential living and low density residential living."	8/13/65
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "may not be" with "is not" in the first paragraph of the Explanation and Principal Reasons for Adoption of Objective 3 - Residential Amenity. The sentence would read "Although it is not possible or desirable to prohibit all non-residential activities from residential neighbourhoods, it is necessary to ensure the establishment of such activities does not adversely affect people's social well being. "	8/13/66
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph as the second paragraph under the heading Explanation and Principal Reasons for Adoption. "The rising cost of land close to the urban centres has the potential to encourage development of larger and fewer residential dwellings which, combined with a growing trend towards sale of property to people who do not reside within the District, leads to a danger of resident depopulation of areas adjacent to the urban centres and consequential loss of vitality in the urban centres. Provision of higher density residential areas close to the urban centres and accessible to transport routes will enable residential environments which may be more conducive to residents than non resident landowners."	8/13/67
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" under the heading Objective 4 - Non-Residential Activities, so the sentence would read "Non-Residential Activities which meet community needs and do not undermine residential amenity located within 'low density' residential areas."	8/13/68
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include and additional policy under Objective 4 - Non-Residential Activities. It would read "4.2 To enable visitor accommodation activities in areas which are suitable for such activities due to topography or location."	8/13/69
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy (original number) 4.2, of Objective 4 - Non-Residential Activities. It would then read "To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic well being while protecting the surrounding low density residential environment."	8/13/70
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of a further Implementation Method under Objective 4 - Non-residential Activities. It would read as "(b) Identification of specific areas suitable for visitor accommodation activities."	8/13/71
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Implementation Method (c) of Objective 4 - Non-residential Activities. It would then read "(c) The opportunity for a range of non-residential activities to be located in 'low density' residential zones as permitted activities, subject to rules to protect residential amenity. "	8/13/72
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption, the statement "All the major operations are protected" and replace it with "Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured". The amended sentence in the second paragraph would read "It is also a recognition of the importance of the activity to the economic and social well being of the District. Redevelopment of existing visitor accommodation activities and the development of new existing visitor accommodation activities in appropriate areas are ensured by zoning or scheduling."	8/13/73
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "particularly low density residential areas." in the last paragraph of Objective 4 - Non-residential Activities, Explanation and Principal Reasons for Adoption. It would then read "A high standard of amenity will be sought for non-residential activities in residential areas, particularly low density residential areas."	8/13/74

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution under Issue 7.1.4.1 removal of the heading "Development Pressure" and the statement under it "Developments in the High Density Residential Zone are having a significant negative impact on the character and amenity of our neighbourhoods. Loss of the character and amenity values threatens the sustainable well being of our neighbourhoods and community". Replacing the statement with "It is necessary to provide for visitor accommodation activities and high density residential development in order to provide for the economic and social needs of the District and the nation and to maintain the vitality of the urban centres. Visitor accommodation activities can have adverse effects on residential amenities and neighbourhoods. There is a need to provide for visitor accommodation growth and a corresponding need to manage potential conflicts. Zoning for visitor accommodation activities, to ensure that they are appropriately located, is one method of managing such conflicts. High density residential neighbourhoods have a different character and generate different outcomes compared to low density residential neighbourhoods. Zoning different densities enables provision of rules designed to minimise conflicts between high density and low density living environments."	8/13/75
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from 7.1.4.2 Objectives and Policies, Objective 1 - Amenity Values, the words "high quality" and include "of a quality and character anticipated in a high density residential environment.". It would then read "Sustainable residential communities and neighbourhoods that have amenity values of a quality and character anticipated in a high density residential environment."	8/13/76
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a statement under 7.1.4.2 Objectives and Policies, Policy 1, so that it reads "1. To ensure development enables high density residential living and achieves the character and amenity values anticipated in a high density residential living zone by:"	8/13/77
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from under 7.1.4.2, Policy 1 the statement "- enhances the character and amenity values in the zone, by:"	8/13/78
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Improving" from the list under 7.1.4.2. Objective 1, Policy 1 and replace it with "Enhancing". The first point in the list would read "- Enhancing the aesthetic appeal of the built environment."	8/13/79
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the wording "neighbouring locality" with "anticipated character of the zone". The second point in the list under 7.1.4.2, Objective 1, Policy 1, would read "- Ensuring buildings integrate well with the anticipated character of the zone and provide visual connections with the surrounding built and natural environment."	8/13/80
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution adding the word "unattractive" to point 5 of the list under Policy 1 of Objective 1, 7.1.4.2.	8/13/81
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the words "and continuous" from point 5 of the list under Policy 1 of Objective 1, 7.1.4.2. The point would then read "Ensuring development is of a high architectural quality that ensures the use of articulation within the building form and avoids unattractive, repetitive building forms or facades."	8/13/82
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the second last point under Policy 1, of Objective 1, 7.1.4.2.	8/13/83
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to totally remove the last point under Policy 1, of Objective 1, 7.1.4.2.	8/13/84
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.4 High Density Residential Zones	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 2 of Objective 1, 7.1.4.2. the statement "avoid visually dominant buildings that overshadow public places, block views, and degrade the built environment". Replacing this with another statement so that it would read "2. To ensure that buildings enable appropriate sunlight access to public places."	8/13/85

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to word Policy 3 of Objective 1, in the following way "3. To enhance the attractiveness of the zone, including the streetscape, by providing for onsite landscaping while not unreasonably detracting from the ability to use the land efficiently for residential and visitor accommodation development. "	8/13/86
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 3, Objective 1, the following wording " by: -Ensuring landscaped areas are dominated by greenery and mature trees in scale and proportion to the size of the building. - To require the retention of existing vegetation, especially established trees and native vegetation. - Ensuring the effects of developments are internalised to the site and do not detract from the amenities of neighbouring sites and roads."	8/13/87
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include wording in Objective 1, Policy 4 so that it reads "4. To encourage a mix of housing types and sizes while recognising that the zoning of the area anticipates large scale buildings and multi-unit developments."	8/13/88
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the heading of Objective 2 "Visitor Accommodation", so it would then read "Objective 2 - Visitor Accommodation and Multi-Unit Developments"	8/13/89
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include "Visitor accommodation and" in the paragraph under the Objective 2 heading. So it would read "Visitor accommodation and multi-unit developments that are designed to a high standard, . . . "	8/13/90
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to change the case of "Multi-unit" developments in the paragraph under the heading for Objective 2 so that it reads "multi-unit developments".	8/13/91
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording of "where possible" to "or mitigated" in the paragraph under the Objective 2 heading. So it would read "Visitor accommodation and multi-unit developments that are designed to a high standard, integrate well with their neighbourhood and streetscape, are located where they are supported by physical and social infrastructure, and any adverse effects on amenity values are avoided or mitigated."	8/13/92
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include "visitor accommodation and". So Objective 2, Policy 1 reads "To ensure 'visitor accommodation and' multi-unit developments are located . . . "	8/13/93
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement ". . .where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." in Policy 1 of Objective 2. The policy would then read 1. "To ensure visitor accommodation and multi-unit developments are located where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services."	8/13/94
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove from Policy 1 of Objective 2 the wording "within easy walking distance and promote safe pedestrian access, to all of the following: -Existing or proposed shops offering a range of convenience goods and services. - An existing or programmed public transport. -A substantial public reserve (or reserves) that provide a range of recreational opportunities."	8/13/95
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include "visitor accommodation and" to Policy 2 of Objective 2. So it would read "1. To ensure visitor accommodation and multi-unit developments are located . . . "	8/13/96

✓	✓	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the wording ". . . Where easy access to retail and public recreational facilities is available by foot or by existing or potential future public transport or mass transit services." Objective 2, Policy 2 would then read "2. To ensure that visitor accommodation and multi-unit developments are located in areas served by roads capable of handling increased traffic or by existing or potential future public transport or mass transit services."	8/13/97
✓	✓	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove wording from Objective 2 Policy 2 would no longer contain the wording "all of the following: - Roads capable of handling increased traffic. - Road frontage or nearby kerb-side areas having adequate visitor parking spaces. - Community facilities. - Essential public services such as water supply, wastewater and stormwater management, and refuse collection."	8/13/98
✓	✓	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include "visitor accommodation and" in Policy 3 of Objective 2, so that it would read "3. To ensure visitor accommodation and multi-unit developments are designed to".	8/13/99
✓	✓	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the wording "achieve all the following" from Policy 3 of Objective 2.	8/13/100
✓	✓	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the word "Effectively" with "Where practical". Policy 3 of Objective 2 would then read "- Where practical, incorporate existing significant vegetation and landforms."	8/13/101
✓	✓	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the statements "-Mitigate any reverse sensitivity effects arising from the proximity of non-residential activities in the vicinity . -Incorporate suitable crime prevention through environmental design techniques in their layout methods of access." from Objective 2 Policy 3.	8/13/102
✓	✓	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove policy 4 of Objective 2 in its entirety.	8/13/103
✓	✓	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include a further objective, "Objective 3: Vitality of Urban Centres"	8/13/104
✓	✓	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under the added Objective 3 (above) the sentence "To maintain and enhance the vitality and vibrancy of the urban centres as places where visitors and residents intermingle."	8/13/105
✓	✓	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as a policy to the additional Objective 3 " Policy 1.To provide for relatively dense residential living and visitor accommodation in the high density zone, near the urban centres with good linkages to the urban centres."	8/13/106
✓	✓	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include as a policy to the additional Objective 3, Policy 2 " 2. To enable efficient use and development of the land resource by allowing the land in the high density residential zone to be developed in an efficient way."	8/13/107
✓	✓	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include under the additional Objective 3 the heading "Explanation and reasons for adoption".	8/13/108
✓	✓	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the following paragraph under the additional heading "Explanation and reasons for adoption". "By providing the opportunity for residential and visitor accommodation to locate near the urban centres in suitable high density zones, the vibrancy of the urban centres will be enhanced. It is desirable to have residents and visitors within walking distance of the urban centres to offer convenience to residents and visitors and to promote the strength and vitality of the urban centres."	8/13/109
✓	✓	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the word "similar" with "particular" in Implementation Methods (i) District Plan (a).	8/13/110

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the word "location" in Implementation Method (i) District Plan (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, location, amenity and environmental values, within which appropriate development opportunities can be approved."	8/13/111
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.1.4.2 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the word "topography" in Implementation Method (i) District Plan (a). It would read "(a) By the use of Sub-Zones to identify land having particular character, topography, amenity and environmental values, within which appropriate development opportunities can be approved."	8/13/112
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the words "lower density" from the paragraph under the heading "7.2.1 Resources, Activities and Values." The sentence would read "The residential areas of Queenstown are characterised by development which allows outstanding views of Lake Wakatipu and the mountains."	8/13/113
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "of a generally low" to the paragraph under the heading "7.2.1 Resources, Activities and Values." The sentence would then read "The greater part of the residential area is suburban in scale and of a generally low density and the policies in the Plan reinforce that position. "	8/13/114
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the word "Only" from the paragraph under the heading "7.2.1 Resources, Activities and Values." The sentence would read "Part of the residential area . . ."	8/13/115
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the word "contains" with the statement "is zoned for" under the heading "7.2.1 Resources, Activities and Values." The sentence would read ". . . Part of the residential area is zoned for higher density development. . . ."	8/13/116
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in appropriate locations to provide for and encourage visitor accommodation activities and high density residential development." to the end of the last sentence of the paragraph under the heading "7.2.1 Resources, Activities and Values."	8/13/117
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the word "high" with "historical" in the paragraph under the heading "High Density Residential Areas". The sentence would read "Until recently these areas were characterised by a historical density of single unit dwellings,"	8/13/118
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the words "two or three level" with the statement "large scale dedicated visitor accommodation developments and". The sentence would read "Until recently these areas were characterised by a historical density of single unit dwellings, interspersed with large scale dedicated visitor accommodation developments and multi-unit developments predominantly serving the visitor accommodation market. "	8/13/119
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "the early tent settlements" with "subdivision for residential purposes" in the paragraph under the heading "High Density Residential Areas". The sentence would read "Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected this with small lot sizes."	8/13/120
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement to the second paragraph under the heading "High Density Residential Areas". The statement would read "These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environment outcomes suitable to the purpose of the zone." This statement would come after the first sentence of the above sated paragraph.	8/13/121

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to remove the following statement from the second paragraph under the heading "High Density Residential Areas". "Increasingly multi-unit developments are starting to dominate with maximum density being achieved by combining lots, major earthworks and the creation of large bulky buildings on more than four levels. This is destroying the charm, feel and look of the Zone. Although the Zone is capable of absorbing some development is combined with increased and enhanced amenity provisions for the neighbourhood."	8/13/122
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional paragraph under the heading "High Density Residential Areas". The paragraph states "Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Queenstown and Frankton and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	8/13/123
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential zone." in the first point of the list of Issues. It would then read "Protection of the predominantly low density residential environment in the low density residential zone."	8/13/124
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include in the list of Issues the new bullet point "Ensuring that the high density residential zone can be efficiently developed for its purposes."	8/13/125
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to add to and existing Issue set out, the statement "and high density residential living." The issue would read "Provision for visitor accommodation and high density residential living."	8/13/126
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the removal of one of the Issues listed being "The loss of amenity values as experienced from public spaces and neighbouring properties as a result of large scale developments."	8/13/127
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.2 Issues	Without prejudice to the decision requested to withdraw the plan change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Issue. "Protection and enhancement of amenity values appropriate to the different zones."	8/13/128
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.2 Issues	Without prejudice to the to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution removal of the statements "The potential loss of" and "resulting from development adjacent to the lake" and include the statement "Retaining and enhancing where practicable," from the sixth bullet point under the heading "Issues". It would read "Retaining, and enhancing where practicable, public access to the lakeshore."	8/13/129
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend one of the issues so it reads "Controlling the potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise." Instead of reading "The potential adverse effects that non-residential activities may have on residential activities through increased traffic and noise and decreased visual amenity."	8/13/130
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution inclusion of the statement "the variety of" to one of the Issues. So that it now reads "Opportunities for increasing the variety of residential activities."	8/13/131
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing the statement "Opportunities for improved" with "Retention of appropriate". So the Issue would read "Retention of appropriate sunlight admission."	8/13/132
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional statement "while recognising the critical importance of those transport facilities" to the Issue so it reads "Minimise the impact of the State Highway and the airport on adjoining and surrounding residential areas while recognising the critical importance of those transport facilities."	8/13/133

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution replacing in Objective 1 the statement "the essential elements of the surrounding landscape, lakeshore and the visual outlook from residential buildings" with the statement "reflects the topographical and locational characteristics of the relevant sub zones and the outcomes of those anticipated by those sub zones"	8/13/134
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective to read "Provision for consolidated high density residential and visitor accommodation development at identified locations."	8/13/135
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend Objective 3 to read "Higher density residential and visitor accommodation development in appropriate locations."	8/13/136
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution to include the statement "low density" in Policy 1. It would then read "1 To protect the character and amenity of the 'low density' residential environments by limiting the peripheral expansion of the residential areas".	8/13/137
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "low density" in Policy 3. It would read "3 To enhance the general character of established low density residential environments in terms of density, height, access to sunlight, privacy and views."	8/13/138
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and visitor accommodation" in Policy 4. It would read "4 To provide for higher density residential and visitor accommodation activity around the town centre. . . ."	8/13/139
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "adjacent to transport routes, near the airport, and". The Policy would read ". . . around the town centre, adjacent to transport routes, near the airport, and in new areas of residential development."	8/13/140
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation" in Policy 5. It would read "5 To encourage additional consolidated residential and visitor accommodation activity in the District."	8/13/141
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in Policy 7 the statement "and do not disrupt residential cohesion." with "appropriate to the relevant sub zone." It would read "7 To provide for non-residential activities in residential areas providing they meet residential amenity standards appropriate to the relevant sub zone."	8/13/142
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "low density" in Policy 8. It would read "8 To ensure the scale and extent of any new Visitor Accommodation in the 'low density' residential areas does not compromise residential amenity values."	8/13/143
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the word "Zoning" in Implementation Methods (i) District Plan, (a). It would read "(a) Zoning to enable a broad range of residential areas."	8/13/144
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional Implementation Method under (i) District Plan. It would read "(b) Zoning to provide for growth in visitor accommodation."	8/13/145

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to amend the paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The Policies reinforce the District wide objectives for residential activity of consolidation and enhancement of residential amenity values. The policies seek to maintain the general character of the majority of the existing residential environment which will provide a degree of certainty and security for residents by limiting changes to the scale, density and type of activity in the low density residential areas. This policy recognises the importance of the living environment to the social well being of the District's residents. The Council has made provision for a increase in residential zoning in the Queenstown-Wakatipu Basin. The areas identified have been chosen because they are well situated to ensure growth takes place in a manner and location which enhances the District's natural and physical resources and amenity values. The policies promote and enable visitor accommodation activities and high density residential living in appropriate locations.	8/13/146
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the words "low density" in point (i) of the Environmental Results Anticipated. It would then read "(i) Maintenance of the general character and scale of existing low density residential"	8/13/147
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace the wording "Existing residential" with "Residential" in point (ii) of Environmental Results Anticipated. It would read (ii) Residential activity. . . "	8/13/148
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (ii) of Environmental Results Anticipated. It would read "activity 'in the low density residential areas' characterised by low building coverage and building height, . . . "	8/13/149
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential areas" in point (iii) of Environmental Results Anticipated. It would read "(iii) Maintenance of a residential environment in the low density residential areas which is pleasant with a high level of on-site amenity in terms of good access to sunlight, daylight and privacy."	8/13/150
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.4	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "in the low density areas" in point (vi) of 7.2.4 Environmental Results Anticipated. It would read "Residential coherence 'in the low density areas' except in circumstances of established non-residential uses or where a local need prevails for non-residential activities ancillary to the surrounding residential environment."	8/13/151
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "in the low density residential area" in point (iv) of Environmental Results Anticipated. It would then read "(iv) Maintenance of the opportunities for views consistent with the erection of low density, low height buildings in the 'low density residential areas'."	8/13/152
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(viii) Provision for high density residential living adjacent to Queenstown and Frankton and adjacent to transport routes and near the airport."	8/13/153
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include an additional point to the list of Environmental Results Anticipated. It would read "(ix) Ensuring a standard of residential amenity in the high density residential areas which is appropriate to the purposes of that zone"	8/13/154
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to include the statement "and provision for redevelopment and new visitor accommodation activities". Point (xi) would state "Protection of the major visitor accommodation activities and provision for redevelopment and new visitor accommodation activities consistent with their significant value . . . "	8/13/155

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to replace in point (xi) the word "community" with the statement "district and New Zealand." It would state ". . . their significant value to the social and economic well being of the district and New Zealand."	8/13/156
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (x) "Maintain and enhance the amenity of the High Density Residential Zone."	8/13/157
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.2.4 Environmental Results Anticipated	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution to completely remove point (xi) "Redevelopment in the High Density Residential Zone providing for enhanced neighbourhood amenity."	8/13/158
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the following statement under the heading "High Density Residential Areas". "Until recently these areas were characterised by a historical density of single unit dwellings. Lot sizes were historically based on subdivision for residential purposes and underlying subdivision patterns reflected with small lot sizes. Redevelopments in the high density residential zone are having a significant impact on the character, scale, and density of the environment. These changes are anticipated because they flow from the desirability of efficiently using the land resource to provide for visitor accommodation and high density residential development. Controls are required to ensure that the changes which are occurring will result in environmental outcomes suitable to the purposes of the zone. Mixing high density residential and visitor accommodation activities with low density residential activities has the potential to cause conflict. The Council recognises that there is a need to provide for high density residential and visitor accommodation to ensure suitable housing for residents and accommodation for visitors close to Wanaka and adjacent to transport routes. The high density residential zone is intended to fulfil this function. The purpose of the zone is to enable this type of high density development to occur sustainably and in a manner which does not adversely affect activities in adjacent zones."	8/13/159
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.3.1 Resources, Activities and Values	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to remove from under the heading "High Density Residential Areas" the following paragraph: "These areas are characterised by single unit dwellings with well maintained, established gardens. New multi-unit dwellings are starting to change and dominate the character of the High Density Residential Zone and for new developments maximum density is being achieved by major earthworks and the creation of large bulky buildings on more than two levels. Although the Zone can absorb some larger buildings, this should only occur if the essential character, scale and residential nature of the area is maintained."	8/13/160
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the addition of the statement "in low density residential areas." to the point on the list of local issues. It would then read "- retention of low density residential development 'in low density residential areas'."	8/13/161
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.3.2 Issues	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include an additional point on the list of Local Issues. It would read "-enabling high density residential and visitor accommodation development in specific areas."	8/13/162
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 1 the replacement of the statement " which retains the current level of low density activity" with the statement "and associated activities at a scale, density and character that reflects the topographical and vocational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones, . . ." Objective 1 of 7.3.3, would read "Residential development 'and associated activities at a scale, density and character that reflects the topographical and locational characteristics of the relevant sub zones and the outcomes anticipated by the relevant sub zones' and is sympathetic to the surrounding visual amenities of the rural areas and lakeshores."	8/13/163
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, in Objective 3 to include the statement "low density" so that it would read "3. Retention of the general character of the 'low density' residential environments in terms of density, building height, access to sunlight, privacy and views."	8/13/164
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Objective, which would state "4. Consolidated high density residential and visitor accommodation development at identified locations."	8/13/165

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, the inclusion of an additional Policy, which would read "3.To provide limited opportunity for higher density residential development and visitor accommodation close to the Wanaka Town Centre."	8/13/166
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the statement "in low density" to Policy number 4. It would read "4. To ensure non-residential activities 'in low density' residential areas meet residential amenity standards and do not disrupt residential cohesion and social well being."	8/13/167
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to include the word "generally" in the first paragraph under the heading "Explanation and Principal Reasons for Adoption", so that the sentence reads "The objectives and policies are directed at 'generally' promoting and protecting . . . "	8/13/168
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7.3.3 Objectives and Policies	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the statement "and visitor accommodation." to the end of the last paragraph under the heading "Explanation and Principal Reasons for Adoption". It would read "The growth opportunities identified at Wanaka are provided for in a form and location that will consolidate the accommodate anticipated residential growth 'and visitor accommodation'."	8/13/169
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Part 7	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 7 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	8/13/170
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	14.1.3.1.8	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that 14.1.3.1.8 be amended to include "reducing the use of private vehicles and increasing", so the sentence reads "To consider options for encouraging and developing greater use of public transportation facilities and in particular to continue to investigate the options for reducing the use of private vehicles and increasing alternative transport means".	8/13/171
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	14.1.3.3.9	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of an additional Policy, which would read: "14.1.3.3.9. To encourage and enable the provision of public transport and mass transit services."	8/13/172
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	14.1.3.5.1	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that 14.1.3 be amended to read "To set minimum parking requirements for each activity based upon parking demand for each land use and proximity of the activity to urban centres, employment locations, and public transport or mass transit options while not necessarily accommodating peak parking requirements."	8/13/173
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	14.1.3	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution the inclusion of the following in 14.1.3 at the end of "Explanation and Principal Reasons for Adoption" in relation to Objective 5: "Parking requirements vary in relation to different activities. In particular visitor accommodation has lower parking requirements compared to residential accommodation because of the number of visitors who travel to Queenstown other than by motor vehicle. It is important that parking requirements are matched to reasonable parking demand in order to minimise inefficient use of land available for development".	8/13/174
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	14.1.3.7.6	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that a new policy be added: "14.1.3.7.6 To recognise the District Plan strategy of urban consolidation in areas zoned for high density residential and visitor accommodation activities when establishing parking requirements in order to encourage efficient development of land and provisions of public transport and/or mass transit services".	8/13/175
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the car parking requirements are related to a specific zone or subzone.	8/13/176
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks that Plan Change 8 be amended so as to achieve the optimal provision of on-site parking for a particular type of development, including taking into consideration the size/capacity and intended target market, the proximity to town centres or employment locations and public transport options.	8/13/177

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the consent authority make such further additional, and/or amended and/or consequential changes as are considered necessary to address the issues and concerns raised in this submission.	8/13/178
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that the rules be amended to provide for one car park per residential unit in the HDRZ, or such greater number between one and two car parks as is considered appropriate following accurate research and assessment.	8/13/179
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PC 8 be considered in conjunction with Plan Change 6 and Plan Change 10, because of the interrelationship between the issues raised by these three plan changes.	8/13/180
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Part 14	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Part 14 be amended in a manner the consent authority considers appropriate to take account of and respond to issues arising for determination as a consequence of this submission.	8/13/181
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4.9.3 Objectives and Policies	Include the term "low Density" under Policy 2.1 (current numbering) so that it will read as follows: "2.1 To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the Low Density Residential areas and small townships" under Objective 2 – Existing Urban Areas and Communities.	8/13/182

Name	<i>Bowen Street Enterprises Limited</i>		
Whether you wish to be Heard Individ.	Plan Provision	Decision Requested	SubNo.
Heard Group			
		Refer to points 1 - 182 of 595 Frankton Road Limited	8/14/1-182

Name	<i>Fox on the Hill Ltd</i>		
Whether you wish to be Heard Individ.	Plan Provision	Decision Requested	SubNo.
Heard Group			
		Refer to points 1 - 182 of 595 Frankton Road Limited	8/15/1-182

Name	<i>Fraser Broadview Limited</i>		
Whether you wish to be Heard Individ.	Plan Provision	Decision Requested	SubNo.
Heard Group			
		Refer to points 1 - 182 of 595 Frankton Road Limited	8/16/1-182
		This submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	

Name	<i>Infinity Investment Group</i>		
Whether you wish to be Heard Individ.	Plan Provision	Decision Requested	SubNo.
Heard Group			
		Refer to points 1 - 182 of 595 Frankton Road Limited	8/17/1-182

Name	<i>Jacks Point Ltd</i>		
Whether you wish to be Heard Individ.	Plan Provision	Decision Requested	SubNo.
Heard Group			
		Refer to points 1 - 182 of 595 Frankton Road Limited	8/18/1-182

<i>Name</i>		<i>Pasadena Villas Queenstown Ltd</i>	
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>
		Refer to points 1 - 182 of 595 Frankton Road Limited	8/19/1-182

<i>Name</i>		<i>Phillip Sleigh Family Trust, Hillside Ltd and Future Recovery Ltd</i>	
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>
		Refer to points 1 - 182 of 595 Frankton Road Limited	8/20/1-182

<i>Name</i>		<i>Thompson, John</i>	
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>
		Refer to points 1 - 182 of 595 Frankton Road Limited	8/21/1-182

<i>Name</i>		<i>Wensley Developments The Club Limited</i>	
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>
		Refer to points 1 - 182 of 595 Frankton Road Limited	8/22/1-182

<i>Name</i>		<i>Youth Hostel Association of New Zealand Incorporated</i>	
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>
		Refer to points 1 - 182 of 595 Frankton Road Limited	8/23/1-182

<i>Name</i>		<i>2 Architecture Studio</i>	
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that further and sufficient research is undertaken to consider alternatives and other transportation methods that will mitigate the need for provision of increased levels of private parking. For the research consultation is undertaken with respected members of the various design institutions.
			8/24/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Withdraw Plan Change 8.
			8/24/2

Whether you wish to be Heard Individ. Heard Group		Plan Provision	Decision Requested	SubNo.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	That the QLDC abandon proposed Plan Change 8 in its entirety.	8/25/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution that the Council undertake further research to become more informed about the issues, as the modifications to the PODPs car parking requirements for certain activities do not appear to be based on any specifically defined problem concerning the current car parking requirements for the activities. The submitters consider the information to be cursory, anecdotal, and does not satisfactorily identify whether a problem exists.	8/25/2
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, that the Council should undertake further research to: -Properly identify whether a problem exists -Determine, if a problem exists, whether that problem is evident only in some areas of the District, for example in central Queenstown where the District Plan does not require on-site car parking. -Determine whether there are differences between different land use activities in different parts of the District or zones in the District Plan. -Identify whether there are other non-District Plan mechanisms to deal with any problems.	8/25/3
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution that the research discussed above should be part of a broader comprehensive strategy for transportation in the District. The section 32 documentation identifies (at part 1.2, pg3) that work on such a strategy, by Montgomery Watson on the Council's behalf, is already underway. The issues under consideration in change 8 should be an integral part of - and not isolated from - this strategic process.	8/25/4
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter further submits as part of an alternative solution, that the section 32 process for change 8 is inadequate; it has not properly identified or evaluated alternatives, costs or benefits.	8/25/5
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter submits as part of alternative solution, that the District Plan requirements for parking should not demand a blanket requirement that is based on over-supply, but should properly seek to achieve an optimum provision of on-site parking for a particular type of development. The provision should be based on accurate research and should include a reasonable level of flexibility so that variables such as: - the size/capacity and intended target market of the residential or visitor accommodation units; - proximity of the development to town centres or employment locations; and - public transport options are taken into consideration for any particular development.	8/25/6
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter submits that the PODP rules for parking for visitor accommodation should be based on either: a) A fixed number of car parks per unit, to be established through proper research, with additional car parks required for visitors at a rate proportional to the number of units in the development. (b) A fixed number of car parks per unit which is proportionally less per unit the greater the number of units in the development; or c) A graded scale of car parks per unit that is proportional to the gross floor area of the individual unit; or d) A combination of a) b) c) above.	8/25/7
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks that the rules in chapter 14 of the PODP should not prescribe a blanket number of two car parks per residential unit in a multi-unit development but should be based on either: a) A fixed number of car parks per unit of (approximately) one, with additional car parks required for visitors at a fixed rate per the number of units in the development (the actual rate should be based on proper research) or; b) A graded scale that is directly proportional to the gross floor area of the unit; or c) A combination of a) and b)	8/25/8

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitters submit that the existing rules of the PODP are sufficient for the Kawarau Falls Campground site west of the Kawarau Falls Bridge. The submitters state that: a) Plan Change 8 should NOT apply to the Kawarau Falls Campground property; or b) any new rules for car parking in the PODP should include specific exemption for the Kawarau Falls Campground property and that that property should be required to provide car parking at the rate provided for in the PODP prior to notification of Plan Change 8.	8/25/9
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Shbmitter submit that the proposed Plan Change is contrary to the purpose and principles of the Resource Management Act 1991.	8/25/10
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitters submit that the proposed Plan Change is contrary to the objectives and policies of the PODP.	8/25/11

Name

Archimedia

<i>Whether you wish to be Heard Individ.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	That the QLDC withdraw Plan Change 8.	8/26/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, if the QLDC decide to continue with Plan Change 8 the Submitter seeks that they undertake further and sufficient research to consider alternatives and other transportation methods that will mitigate the need for provision of increased levels of private parking.	8/26/2
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks that when the further research is undertaken (discussed above) the QLDC consult widely with respected members of the various design institutions that exist and who's members undertake work and contribute to the outcomes of the High Density Residential Zone of the Queenstown Lakes District.	8/26/3

Name

Bailey, William

<i>Whether you wish to be Heard Individ.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
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<input type="checkbox"/>	<input type="checkbox"/>	Table 1 to Table 3 of Section 14.2.4.1	The Submitter fully supports changes to Tables 1 through 3 of Section 14.2.4.1	8/27/1
<input type="checkbox"/>	<input type="checkbox"/>	14.2.4.1	The Submitter seeks an amendment to the proposed rules by adding the following sentence to Section 14.2.4.1 (vi) "No parking shall be permitted on any rooftop area visible from any public space."	8/27/2

Name *Baker, Lynda*

<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitter supports an increase in off street car parks per residential units.	8/28/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitter seeks that two visitor car parks are also added, as off street parks, to the requirements.	8/28/2
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitter seeks that the Council and Civic Corp define more specifically the difference between visitor and (temporary) residential accommodation.	8/28/3
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitter seeks that the Council carefully monitor all unit type buildings on the fringe or within Residential Zones to ensure that they are not overcrowded and that they include "family type accommodation" as opposed to cheap crowded flats.	8/28/4
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitter seeks that in the case of visitor or residential units in High and Low Residential Zones developers should be obliged to supply one off street park per bedroom and one visitor park (also off street) per unit.	8/28/5

Name *Blake, Sue*

<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitter supports in principals the rules as written.	8/29/1
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitter seeks that the QLDC add provisions for visitor and boat trailer parking at multi-unit developments, both apartments and accommodation.	8/29/2
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitter seeks that the proposed Plan Change is adopted as quickly as possible.	8/29/3

Name *Boyd, R.O*

<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Add provisions for visitor and boat trailer parking at multi-unit developments, both apartments and accommodation, and adopt the proposed Plan Change as quickly as possible.	8/30/1

Name *Brick, Gregory & Jane*

<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Add provisions for visitor and boat trailer parking at multi-unit developments, both apartments and accommodation, and adopt the proposed Plan Change as quickly as possible.	8/31/1

<i>Name</i>		<i>Brooklynne Holdings Ltd</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitter seeks that the Council make any amendments to the Proposed Plan Change 8 and/or District Plan to give effect to the overall intent of the decisions requested in this submission.	8/32/1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitter seeks that the Council acknowledge that PC08 does not apply to the Rural Visitor Zone, and confirm that it is only intended to apply the High and Low Density Residential zones in Queenstown, Arrowtown and Wanaka. This Submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/32/2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitter is opposed to any change to the rules, relating to parking for visitor accommodation activities, that would affect their two titles of land in the Cardrona Township. They seek that PC08 is amended to remove their concerns This Submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/32/3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	District Plan In Its Entirety	The Submitter is opposed to any changes to the rules, relating to parking for visitor accommodation activities, that would affect their two titles of land in the Cardrona Township. They seek that any other amendments necessary to the District Plan be made to remove their concerns. This Submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/32/4

<i>Name</i>		<i>Cardrona Limited</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	14.2.4.1.i	The submitter seeks that an additional exception is added to rule 14.2.4.1.i, so that it reads "Minimum Parking Space Numbers, Activities shall provide on-site parking space in accordance with Table 1 except for . . . (b) Visitors Accomodation of unit type construction in the Rural Visitor Zone that shall provide one car parking space per unit up to 15 units; thereafter 1 space per 2 units, plus 1 coach park per 30 units. 1 parking space shall also be provided per 10 units for staff."	8/33/1

<i>Name</i>		<i>Cassells, Jay and Jewell</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitter supports Plan Change 8	8/34/1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14.2.4.1	The Submitter seeks that the Plan is amended as follows: 14.2.4.1 (viii)(a) - ADD "Parking areas greater than two bays in width shall be treated as multiples of two bay parking in accordance with the table."	8/34/2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14.2.3	The Submitter seeks that the Plan is amended as follows: 14.2.3 - ADD " Save that any application which does not satisfy 14.2.4.1 as to adequate on site parking or which may adversely affect neighbourhood residents, shall be notified."	8/34/3

<i>Name</i>		<i>Chapman, Priscilla</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Add provisions for visitor and boat trailer parking at multi-unit developments, both apartments and accommodation, and adopt the proposed Plan Change as quickly as possible.	8/35/1

<i>Name</i>		<i>Columb, Denis and Marilyn</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitter requests that the Plan Change be adopted.	8/36/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Chagne 8 In Its Entirety	The submitter seeks the QLDC considers separate parking requirments for so called "workers accommodation" not expressly covered in the proposed Plan Change 8.	8/36/2

<i>Name</i>		<i>Davidson, Matthew</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitter supports in principle the rules as written. This submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/37/1
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitter seeks that the QLDC add provisions for visitor and boat trailor parking at multi-unit developments, both apartments and accommodation. This submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/37/2
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitter seeks that the proposed Plan Change is adopted as quickly as possible. This submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/37/3

<i>Name</i>		<i>Digby, Neville</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitter supports in principals the rules as written. This submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/38/1
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitter seeks that the QLDC add provisions for visitor and boat trailor parking at multi-unit developments, both apartments and accommodation. This submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/38/2
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitter seeks that the proposed Plan Change is adopted as quickly as possible. This submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/38/3

<i>Name</i>		<i>Durrant, Joy</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitter both supports and opposes the proposed Plan Changes.	8/39/1

<i>Name</i>		<i>Five Mile Holdings Ltd / Gardez Investments Limited</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitters seek that where zoning provisions provide for Controlled Activity applications for design control, provision for car parking with its assessment matters should be included in those provisions rather than categorising it as a Discretionary Activity if it cannot meet specific standards.	8/40/1

<i>Name</i>		<i>Fleming, Shona</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Add provisions for visitor and boat trailer parking at multi-unit developments, both apartments and accommodation, and adopt the proposed Plan Change as quickly as possible.	8/41/1

<i>Name</i>		<i>Harper, Jo</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	That workers' / visitors' accommodation / boarding houses are required to provide enough car parks.	8/42/1

<i>Name</i>		<i>Harris, Michael</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Section 14.2.4.1	Adopt the proposed changes to tables 1 through 3 of section 14.2.4.1.	8/43/1
<input type="checkbox"/>	<input type="checkbox"/>	Section 14.2.4.1vi	Amend the proposed rules by addig a prohibition against rooftop parking by adding to 14.2.4.1 (vi): "No parking shall be permitted on any rooftop area visible form any public space."	8/43/2

<i>Name</i>		<i>Hunt, T E</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Supports Plan Change with particular regard to increasing on site parking requirements in High Density Residential Zones.	8/44/1

<i>Name</i>		<i>Jansen, Peter</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Plan Change 8 is adopted as proposed.	8/45/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Submitter seeks that QLDC consider separate parking requirements for so called "workers accommodation" not expressly covered in the proposed Plan Change 8.	8/45/2

<i>Name</i>		<i>Johnson, Gerald</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Section 14.2.4.1	Supports the changes to Tables 1 through 3.	8/46/1
<input type="checkbox"/>	<input type="checkbox"/>	Section 14.2.4.1 iv	Amend the proposed rules by addig a prohibition against rooftop parking by adding to 14.2.4.1 (vi): "No parking shall be permitted on any rooftop area visible form any public space."	8/46/2

<i>Name</i>		<i>Jolly, Ned</i>		
<i>Whether you wish to be Heard Individ.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Add provisions for visitor and boat trailer parking at multi-unit developments, both apartments and accommodation, and adopt the proposed Plan Change as quickly as possible.	8/47/1

<i>Name</i>		<i>Kane, Lynn</i>		
<i>Whether you wish to be Heard Individ.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Plan Change 8 is adopted to ensure that future residents and visitors have sufficient on-site parking space for their own vehicles.	8/48/1

<i>Name</i>		<i>Kane, Richard</i>		
<i>Whether you wish to be Heard Individ.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Plan Change 8 is adopted to ensure that future residents and visitors have sufficient on-site parking space for their own vehicles.	8/49/1

<i>Name</i>		<i>King, Bill & Loris</i>		
<i>Whether you wish to be Heard Individ.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Add provisions for visitor and boat trailer parking at multi-unit developments, both apartments and accommodation, and adopt the proposed Plan Change as quickly as possible.	8/50/1

<i>Name</i>		<i>King, Heather</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	bus parking	Concerned about buses parking overnight above 62 Thompson Street.	8/51/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Adopt Plan Change 8 as proposed.	8/51/2
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Submitter seeks that QLDC consider separate parking requirements for so called "workers accommodation" not expressly covered in the proposed Plan Change 8.	8/51/3

<i>Name</i>		<i>Kingston-Smith, G</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Adopt Plan Change 8 as proposed.	8/52/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Submitter seeks that QLDC consider separate parking requirements for so called "workers accommodation" not expressly covered in the proposed Plan Change 8.	8/52/2

<i>Name</i>		<i>Lake House Consultants</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Plan Change 8 is adopted.	8/53/1

<i>Name</i>		<i>Lee, William</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 in Its Entirety	Add provisions for visitor and boat trailer parking at multi-unit developments, both apartments and accommodation, and adopt the proposed Plan Change as quickly as possible. NOTE: This submission was not signed.	8/54/1

<i>Name</i>		<i>Lismore Securities Trust</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Add provisions for visitor and boat trailer parking at multi-unit developments, both apartments and accommodation, and adopt the proposed Plan Change as quickly as possible.	8/55/1

<i>Name</i>		<i>Lund, Victoria</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Parking rules remain the same (Plan Change 8 is withdrawn in its entirety)	8/56/1

<i>Name</i>		<i>Luzmoor, Ruth and Trevor</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Plan Change 8 is adopted as proposed.	8/57/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Submitter seeks that QLDC consider separate parking requirements for so called "workers accommodation" not expressly covered in the proposed Plan Change 8.	8/57/2

<i>Name</i>		<i>Mackay, Alexander</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Add provisions for visitors and boat trailer parking at multi-unit developments both apartments and accommodation and adopt the proposed Plan Change as quickly as possible.	8/58/1

<i>Name</i>		<i>Maclean, Gill and Rick</i>		
<i>Whether you wish to be Heard Individ.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Add provisions for visitors and boat trailer parking at multi-unit developments, both apartments and accommodation and adopt the proposed Plan Change as quickly as possible.	8/59/1

<i>Name</i>		<i>Mayes, Richard</i>		
<i>Whether you wish to be Heard Individ.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Add provisions for visitor and boat trailer parking at multi-unit developments, both apartments and accommodation, and adopt the proposed Plan Change 8 as quickly as possible.	8/60/1

<i>Name</i>		<i>McPhee, Tom</i>		
<i>Whether you wish to be Heard Individ.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Plan Change 8 is adopted as soon as possible.	8/61/1

<i>Name</i>		<i>Millbrook Resort Ltd</i>		
<i>Whether you wish to be Heard Individ.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Amend the District Plan to acknowledge that Plan Change 8 does not apply to the Rural Visitor Zone, and confirm it is only to apply to High and Low Density Residential. This Submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/62/1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Make any other amendments to the District Plan necessary to give effect to the matters set out in this submission. This Submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/62/2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Make any amendments to the Proposed Plan Change 8 and/or the District Plan to give effect to the overall intent of the decisions requested in this submission. This Submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/62/3

<i>Whether you wish to be Heard Indiv. Heard Group</i>		<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Research should be conducted to assess the percentage of visitors that require car parks in either motels or cabins as Plan Change 8 is in excess of the practical requirements of this market.	8/63/1
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Plan Change 8 is excessive and a middle ground needs to be reached to have a District Plan that supports a buoyant local economy and a larger local population in an area that is geographically constrained.	8/63/2

<i>Whether you wish to be Heard Indiv. Heard Group</i>		<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	The abandonment of proposed Plan Change 8 in its entirety.	8/64/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	The problem is not adequately defined by the Section 32 report and as such, without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Council undertakes further research to define the problem.	8/64/2
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that any change to the Plan should be based on accurate research into the specific situation of high density multi-unit developments and visitor accommodation activities in the different parts of the District, and the differences in such activities in different parts of the District.	8/64/3
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	The Plan Change over intervenes in market choice where it should properly seek to achieve an optimum provision of on site parking for a particular type of development, therefore, without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the relevant provision should be factually based on accurate research and should include a reasonable level of flexibility so that variables such as the following are taken into account: The size/capacity of the residential units and visitor accommodation units; and Proximity of the development to town centers, employment locations, commercial recreational facilities and other key drivers of the area; and Public transport options; and Consideration of location in terms of rural, semi rural or urban context.	8/64/4
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PODP rules for parking for visitor accommodation (unit type) should be based on either: a) A fixed number of car parks per unit, to be established through proper research with additional car parks required for visitors at a rate that is proportional to the number of units in the development (the actual rate should be based on proper research - see decision requested number 3 above); b) A fixed number of car parks per unit which is proportionally less per unit the greater the number of units in the development; or c) A graded scale of car parks per unit that is proportional to gross floor area of the individual unit; or d) A graded number of coach parks, combined with the ability to consider the location of the subject development within the District, and its proximity to major transport routes. e) Specific relief for comprehensively master planned developments to address parking requirements based on a combination of the above. f) A combination of a) - c) above.	8/64/5

<i>Name</i>		<i>Nielson, Andy</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Add provisions for visitor and boat trailer parking at multi-unit developments, both apartments and accommodation, and adopt the proposed Plan Change 8 as quickly as possible.	8/65/1

<i>Name</i>		<i>Otago Regional Council</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Plan Change 8 be declined unless, permitted activity conditions elsewhere in the Plan address storm water runoff quality and quantity for sealed areas to be used for surface parking and groundwater interception for excavation to provide underground parking.	8/66/1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Plan Change 8 be declined unless assessment criteria for activities not complying with permitted activity conditions also need to address storm water runoff quality and quantity for sealed areas to be used for surface parking and groundwater interception for excavation to provide underground parking.	8/66/2

<i>Name</i>		<i>Patterson, Evan</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Plan Change 8 is adopted as proposed.	8/67/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Submitter seeks that QLDC consider separate parking requirements for so called "workers accommodation" not expressly covered in the proposed Plan Change 8.	8/67/2

<i>Name</i>		<i>Patton, Rex</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Add provisions for visitor and boat trailer parking at multi-unit developments, both apartments and accommodation, and adopt the proposed Plan Change 8 as quickly as possible.	8/68/1

Whether you wish to be Heard Indiv. Heard Group		Plan Provision	Decision Requested	SubNo.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	The abandonment of proposed Plan Change 8 in its entirety.	8/69/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	The problem is not adequately defined by the Section 32 report and as such, without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Council undertakes further research to define the problem.	8/69/2
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that any change to the Plan should be based on accurate research into the specific situation of high density multi-unit developments and visitor accommodation activities in the different parts of the District, and the differences in such activities in different parts of the District.	8/69/3
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	The Plan Change over intervenes in market choice where it should properly seek to achieve an optimum provision of on site parking for a particular type of development, therefore, without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the relevant provision should be factually based on accurate research and should include a reasonable level of flexibility so that variables such as the following are taken into account: The size/capacity of the residential units and visitor accommodation units; and Proximity of the development to town centres, employment locations, commercial recreational facilities and other key drivers of the area; and Public transport options; and Consideration of location in terms of rural, semi rural or urban context.	8/69/4
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	Information included from report 209 relates to single dwelling sites and has been incorrectly adapted to multi unit developments, therefore, without prejudice to the decision requested to withdraw the Plan Change in its entirety, the submitter seeks as part of an alternative solution, that the rules in chapter 14 of the PODP should not prescribe a blanket number of two carparks per residential unit in a multi-unit development but should be based on either: a) A fixed number of carparks per unit of (approximately) one, with additional carparks required for visitors at a fixed rate per the number of units in the development (the actual rate should be based on proper research); or b) A graded scale that is directly proportional to the Gross Floor Area of the unit; or c) A combination of a) and b) above.	8/69/5
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PODP rules for parking for visitor accommodation should be based on either: a) A fixed number of carparks per unit, to be established through proper research with additional car parks required for visitors at a rate that is proportional to the number of units in the development. The Submitters experience in multi unit visitor accommodation projects of serviced apartments is that a rate of approximately 0.5 - 1.0 parks per unit (depending on the GFA of the unit), is appropriate, and in addition 1 visitor carpark for every 5 - 10 units (again depending on the GFA of the units); or b) A fixed number of car parks per unit which is proportionally less per unit the greater the number of units in the development; or c) A graded scale of car parks per unit that is proportional to gross floor area of the individual unit; or d) a combination of a) - c) above.	8/69/6
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that Plan Change 8 should not apply to the Kawarau Falls campground property as the proposed parking is sufficient.	8/69/7
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that any new rules in the PODP should include a specific exemption for the Kawarau Falls Campground property and that that property should be required to provide carparking at the rate provided for in the PODP prior to notification of Plan Change 8.	8/69/8

Whether you wish to be Heard Individ. Heard Group		Plan Provision	Decision Requested	SubNo.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	The abandonment of proposed Plan Change 8 in its entirety.	8/70/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	The problem is not adequately defined by the Section 32 report and as such, without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Council undertakes further research to define the problem.	8/70/2
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that any change to the Plan should be based on accurate research into the specific situation of high density multi-unit developments and visitor accommodation activities in the different parts of the District, and the differences in such activities in different parts of the District.	8/70/3
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	The Plan Change over intervenes in market choice where it should properly seek to achieve an optimum provision of on site parking for a particular type of development, therefore, without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the relevant provision should be factually based on accurate research and should include a reasonable level of flexibility so that variables such as the following are taken into account: The size/capacity of the residential units and visitor accommodation units; and Proximity of the development to town centers, employment locations, commercial recreational facilities and other key drivers of the area; and Public transport options; and Consideration of location in terms of rural, semi rural or urban context.	8/70/4
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	Information included from report 209 relates to single dwelling sites and has been incorrectly adapted to multi unit developments, therefore, without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in chapter 14 of the PODP should not prescribe a blanket number of two carparks per residential unit in a multi-unit development but should be based on either: a) A fixed number of carparks per unit of (approximatley) one, with additional carparks required for visitors at a fixed rate per the number of units in the development (the actual reate should be based on proper research) or; b) A graded scale that is directly proportional to the Gross Floor Area of the unit; or c) A combination of a) and b) above.	8/70/5
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PODP rules for parking for visitor accommodation (unit type) should be based on either: a) A fixed number of carparks per unit, to be established through proper research with additional car parks required for visitors at a rate that is proportional to the number of units in the development (the actual rate should be based on proper research . Multi unit visitor accomodation projects of serviced apartments is that a rate of approximatley 0.5 - 1.0 parks per unit (depending on the GFA of the unit), is appropriate, and in addition 1 visitor carpark for every 5 - 10 units (again depending on the GFA of the units); or b) A fixed number of car parks per unit which is proportionally less per unit the greater the number of units in the development; or c) A graded scale of car parks per unit that is proportional to gross floor area of the individual unit; or d) Visitor accomodation parking requirements can operate with communal carparking and as such, flexibility is required. For visitor accomodation there should be use of site-specific transport management plans which determine the requirement for carparking on site rather than carpark minimums as proposed. E) a combination of a) - d) above.	8/70/6

<i>Name</i>		<i>Perry, Julie</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Plan Change 8 is adopted as proposed.	8/71/1

<i>Name</i>		<i>Peter Flemming and Associates</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitters both support and oppose the Plan Change.	8/72/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitters seek more information from the local authority.	8/72/2

<i>Name</i>		<i>Preen, A J</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Add provisions for visitor and boat trailer parking at multi unit developments, both apartments and accommodation, and adopt the proposed Plan Change as quickly as possible	8/73/1

<i>Name</i>		<i>Queenstown Ventures Ltd</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Alternative transportation	Reconsider alternative options to address the perceived car parking options, including public transport. This submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/74/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Withdraw Plan Change 8 in its entirety. This submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/74/2

Whether you wish to be Heard Individ. Heard Group		Plan Provision	Decision Requested	SubNo.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	The abandonment of proposed Plan Change 8 in its entirety.	8/75/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	The problem is not adequately defined by the Section 32 report and as such, without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution that Council undertakes further research to define the problem.	8/75/2
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that any change to the Plan should be based on accurate research into the specific situation of high density multi-unit developments and visitor accommodation activities in the different parts of the District, and the differences in such activities in different parts of the District.	8/75/3
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	The Plan Change over intervenes in market choice where it should properly seek to achieve an optimum provision of on site parking for a particular type of development, therefore, without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the relevant provision should be factually based on accurate research and should include a reasonable level of flexibility so that variables such as the following are taken into account: The size/capacity of the residential units and visitor accommodation units; and Proximity of the development to town centers, employment locations, commercial recreational facilities and other key drivers of the area; and Public transport options; and Consideration of location in terms of rural, semi rural or urban context.	8/75/4
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Information included from report 209 relates to single dwelling sites and has been incorrectly adapted to multi unit developments, therefore, without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules in chapter 14 of the PODP should not prescribe a blanket number of two car parks per residential unit in a multi-unit development but should be based on either: a) A fixed number of car parks per unit of (approximately) one, with additional car parks required for visitors at a fixed rate per the number of units in the development (the actual create should be based on proper research) or; b) A graded scale that is directly proportional to the Gross Floor Area of the unit; or c) A combination of a) and b) above	8/75/5
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that PODP rules for parking for visitor accommodation should be based on either: a) A fixed number of carparks per unit, to be established through proper research with additional car parks required for visitors at a rate that is proportional to the number of units in the development (the actual rate should be based on proper research). The Submitter's experience in multi unit visitor accommodation projects of serviced apartments is that a rate of approximately 0.5 - 1.0 parks per unit (depending on the GFA of the unit), is appropriate, and in addition 1 visitor car park for every 5 - 10 units (again depending on the GFA of the units); or b) A fixed number of car parks per unit which is proportionally less per unit the greater the number of units in the development; or c) A graded scale of car parks per unit that is proportional to gross floor area of the individual unit; or d) a combination of a) - c) above.	8/75/6

<i>Name</i>		<i>Rokvic, John</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Adopt Plan Change 8 as proposed.	8/76/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Submitter seeks that QLDC consider separate parking requirements for so called "workers accommodation" not expressly covered in the proposed Plan Change 8.	8/76/2

<i>Name</i>		<i>Ross, Gwenda</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Add provisions for visitor and boat trailer parking at multi-unit developments, both apartments and accommodation, and adopt the proposed Plan Change 8 as quickly as possible.	8/77/1

<i>Name</i>		<i>Sangster, Myrna and Kenneth</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	Adopt Plan Change 8 as proposed.	8/78/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	Submitter seeks that QLDC consider separate parking requirements for so called "workers accommodation" not expressly covered in the proposed Plan Change 8.	8/78/2

<i>Name</i>		<i>Scott Freeman Consulting Limited</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	Withdraw the Plan Change in its entirety.	8/79/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, reconsideration of alternative options to addressing the perceived car parking options, including public transport.	8/79/2
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to retain the provision for one car park per residential flat.	8/79/3

<i>Name</i>		<i>Shaw, Kay</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Adopt Plan Change 8 as proposed.	8/80/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Submitter seeks that QLDC consider separate parking requirements for so called "workers accommodation" not expressly covered in the proposed Plan Change 8.	8/80/2

<i>Name</i>		<i>Shaw, W.S</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Adopt Plan Change 8 as proposed.	8/81/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Submitter seeks that QLDC consider separate parking requirements for so called "workers accommodation" not expressly covered in the proposed Plan Change 8.	8/81/2

<i>Name</i>		<i>Sheppard, Murray</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Supports Plan Change 8 as proposed.	8/82/1

<i>Name</i>		<i>Simpson, Ronald</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Add provisions for visitor accommodation and boat trailer parking at multi unit developments, both apartments and accommodation, and adopt the proposed Plan Change as quickly as possible.	8/83/1

<i>Name</i>		<i>Smith, J.W.A</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Increase the car parking requirements to one car park per bedroom where units are available on individual keys.	8/84/1

<i>Name</i>		<i>Spijkerbosch, E.M</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking for Residential Flats	Consideration needs to be given to a method of determining the size of a residential flat and its parking needs. If a room is capable of being used as a bedroom or an office without RMA implications, it should be deemed to be a bedroom for the purposes of parking needs.	8/85/1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Businesses within HDR which are not visitor accomm	Seeks clarification as to what are the staff parking requirements for businesses within the HDRZ which are not visitor accommodation.	8/85/2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	"current parking not effected until redevelopment"	Redevelopment needs defining. Clarification is sought as to how much redevelopment will trigger a review of parking requirements.	8/85/3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ratio of car parks to visitor accommodation units	Visitor accommodation units do not in general require the same amount of car parks as residential activities, therefore it is unfair to require residential car park ratios for consented visitor accommodation activities. If the units are in the future reverted to residential units, it is at this time that the car parking requirements should meet residential levels.	8/85/4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Backpacker Hostels	Due to market changes tending more towards self driven travel and ensuite type accommodation within backpacker hostels, it is not appropriate or fair across the board to have different car parking requirements for backpacker accommodation and hotel/unit type accommodation. Clarification is sought as to what it is that differentiates backpacker accommodation from camping ground accommodation.	8/85/5
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 in its entirety	Alter Plan Change 8 so that rather than determining the required number of car parks for visitor accommodation based on bedrooms, determine the required carparks based on lettable space, i.e if a room is capable of sleeping 1-4 guests, 1 carpark would be required, if the room was capable of sleeping 5-8 guests, 2 car parks will be required. Back packer accommodation should require 1 carpark per ensuite room capable of sleeping 1-4 people and one carpark per additional five beds in the facility	8/85/6
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 in its entirety	In reference to staff car parks required for visitor accommodation, the Submitter suggests that the ratio should be determined on lettable units rather than number of beds i.e. 1 staff car park per lettable unit or part there of. Where communal facilities are available, staff parking requirements are reduced.	8/85/7

<i>Name</i>		<i>Stevens, Terry and Susan</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	14.2.4.1 (vi)	Supports the changes to Tables 1 through 3.	8/86/1
<input type="checkbox"/>	<input type="checkbox"/>	14.2.4.1 (vi)	Amend the proposed rules by addig a prohibition against rooftop parking by adding to 14.2.4.1 (vi): "No parking shall be permitted on any rooftop area visible form any public space."	8/86/2

<i>Name</i>		<i>Stone, Michael and Chris</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Plan Change 8 is adopted as proposed.	8/87/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Submitter seeks that QLDC consider separate parking requirements for so called "workers accommodation" not expressly covered in the proposed Plan Change 8.	8/87/2

<i>Name</i>		<i>Stormalong Ltd</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	Withdraw the Plan Change in its entirety.	8/88/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, reconsideration of alternative options to addressing the perceived car parking options, including public transport.	8/88/2
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, to retain the provision for one car park per residential flat.	8/88/3

<i>Name</i>		<i>Stuart, E. Patricia</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 in Its Entirety	Add provisions for visitor accommodation and boat trailer parking at multi unit developments, both apartments and accommodation, and adopt the proposed Plan Change as quickly as possible.	8/89/1

<i>Name</i>		<i>Stuart, J K</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 in its entirety	Add provisions for visitor accommodation and boat trailer parking at multi unit developments, both apartments and accommodation, and adopt the proposed Plan Change as quickly as possible.	8/90/1

<i>Name</i>		<i>Swan, A G</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Plan Change 8 is adopted as proposed. This Submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/91/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Submitter seeks that QLDC consider separate parking requirements for so called "workers accommodation" not expressly covered in the proposed Plan Change 8. This Submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/91/2

<i>Name</i>		<i>Sykes, Leonie</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Plan Change 8 is adopted as proposed. This submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/92/1
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Submitter seeks that QLDC consider separate parking requirements for so called "workers accommodation" not expressly covered in the proposed Plan Change 8. This submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/92/2

<i>Name</i>		<i>Sykes, Tim</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitters seek that the QLDC change the Plan as proposed in Plan Change 8. This submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/93/1
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Submitter seeks that QLDC consider separate parking requirements for so called "workers accommodation" not expressly covered in the proposed Plan Change 8. This submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/93/2

<i>Name</i>		<i>Thomson, Richard</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Adopt Plan Change 8.	8/94/1
<input type="checkbox"/>	<input type="checkbox"/>	Section 14.2.4.1(ii)	Add a subsection 14.2.4.1(ii)(e) to ban rooftop parking, to read as follows: "carparks and vehicle manoeuvring are prohibited on rooftops of any building".	8/94/2

<i>Name</i>		<i>Thorn, Dennis</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Plan Change 8 is adopted as proposed.	8/95/1

<i>Name</i>		<i>Tompkins, Nicky</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Rooftop Parking	Do not allow car parking on rooftops unless enclosed as part of the building. This submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/96/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	hotel parking	Ensure large hotels provide staff parking and more than one coach park. This submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/96/2
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Adopt the recommended specific alternative rules 5.2. This submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/96/3

<i>Name</i>		<i>Transit New Zealand</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Transit suggests that in order to encourage the use of passenger transport where it is available, the parking rules as proposed by Plan Change 8 should only apply to those areas where passenger transport is not available or where it is critical to encourage the use of passenger transport.	8/97/1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 in Its Entirety	The existing standard should continue to apply to Queenstown and Frankton Flats.	8/97/2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	The Submitters state that where parking on the streets is an issue, this can be dealt with by way of parking restrictions.	8/97/3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Plan Change 8 is adopted in a form amended to consider Transit's concerns (as outlined in submission points 1 - 3). Transit are happy to liase with Council about how to manage private motor vehicle parking to ensure that it does not compromise the transportation vision for the District but still meets the needs of the community.	8/97/4

<i>Name</i>		<i>Turnball, Bert & Jenny</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Add provisions for visitor accommodation and boat trailer parking at multi unit developments, both apartments and accommodation, and adopt the proposed Plan Change as quickly as possible.	8/98/1

<i>Name</i>		<i>Turnball, Joyce</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Plan Change 8 is adopted in order to ensure on site parking space for all visitors and residents in the High Density Residential area.	8/99/1

<i>Name</i>		<i>Urlwin, Anne</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Add provisions for visitor accommodation and boat trailer parking at multi unit developments, both apartments and accommodation, and adopt the proposed Plan Change as quickly as possible.	8/100/1

<i>Name</i>		<i>Van Brandenburg, Fred</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Parking	The Submitter seeks that rather than impose excessive parking requirements per unit, the Council should introduce a levy to fund a continuous roving bus shuttle service.	8/101/1
<input type="checkbox"/>	<input type="checkbox"/>	Parking	The Submitter also offers a suggestion of 1 car park and 1 visitor car park per unit for a residential development up to a certain amount and reduced on a pro rata basis for larger multi-unit complexes.	8/101/2

<i>Name</i>		<i>Wanaka Residents Association</i>		
<i>Whether you wish to be Heard Indiv.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Support Plan Change as proposed	8/102/1

<i>Name</i>		<i>Wensley Developments Limited</i>		
<i>Whether you wish to be Heard Individ.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	Withdraw Plan Change 8 in its entirety.	8/103/1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that Plan Change 8 be amended so that the car parking requirements are related to a specific zone or sub zone.	8/103/2
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that Plan Change 8 be amended so as to achieve the optimal provision of on site parking for a particular type of development. This provision should be based on accurate research and assessment and should include a reasonable level of flexibility so that variables such as those listed below are taken into consideration for any particular development: 1) The size / capacity and intended target market of the residential or visitor accommodation units. 2) Proximity of the development to town centers or employment locations. 3) Public transport options.	8/103/3
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the rules introduced by Plan Change 8 be amended to provide for one car park per residential unit in the High Density Residential Zone, or such greater number between one and two car parks per residential unit as is considered appropriate following research and assessment referred to in submission point 3 above.	8/103/4
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 in its entirety	Without prejudice to the decision requested to withdraw the Plan Change in its entirety, the Submitter seeks as part of an alternative solution, that the consent authority make such further additional, amended or consequential changes to any relevant part of the District Plan as are considered necessary to address the issues and concerns raised in this submission.	8/103/5

<i>Name</i>		<i>Williams, P.F.B and Jan</i>		
<i>Whether you wish to be Heard Individ.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Plan Change 8 is adopted as proposed. This Submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/104/1
<input type="checkbox"/>	<input type="checkbox"/>	Plan Change 8 In Its Entirety	Submitter seeks that QLDC consider separate parking requirements for so called "workers accommodation" not expressly covered in the proposed Plan Change 8. This Submission was received late and was accepted subject to the provisions of section 37 of the Resource Management Act 1991.	8/104/2

<i>Name</i>		<i>Wright, W J</i>		
<i>Whether you wish to be Heard Individ.</i>	<i>Heard Group</i>	<i>Plan Provision</i>	<i>Decision Requested</i>	<i>SubNo.</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Change 8 In Its Entirety	Add provisions for visitor accommodation and boat trailer parking at multi unit developments, both apartments and accommodation, and adopt the proposed Plan Change as quickly as possible.	8/105/1