

Plan Change 16 – Three Parks Special Zone

APPENDIX 1

RECOMMENDATIONS ON SPECIFIC SUBMISSIONS & FURTHER SUBMISSIONS RECEIVED ON PLAN CHANGE 16 -THREE PARKS

Ardmore Ltd	Proforma		Issues	Recommendation
Oppose	Do not adopt Plan Change in its present form.	16/1/1	3a	Accept in part , insofar as numerous amendments are recommended
Gardiner, Roger	Support	16/1/1/1	3a	Accept in part
Mount Cardrona Station	Support	16/1/1/2	3a	Accept in part
Shotover Park Limited	Partly Support	16/1/1/3	3a	Accept in part
Willowridge Developments Limited	Oppose	16/1/1/4	3a	Accept in part
Oppose	Establish a very precise business zoning area with only LFR and custodial residential.	16/1/2	3a	Reject
Gardiner, Roger	Support	16/1/2/1	3a	Reject
Mount Cardrona Station	Support	16/1/2/2	3a	Reject
Shotover Park Limited	Oppose	16/1/2/3	3a	Accept
Willowridge Developments Limited	Oppose	16/1/2/4	3a	Accept

Plan Change 16 – Three Parks Special Zone

Oppose	Ensure the Three Parks development does not detract from the Town Centre.	16/1/3	3a	Accept in part , insofar as numerous amendments are recommended to further protect the Town Centre
Gardiner,Roger	Support	16/1/3/1	3a	Accept in part
Mount Cardrona Station	Support	16/1/3/2	3a	Accept in part
Shotover Park Limited	Support	16/1/3/3	3a	Accept in part
Willowridge Developments Limited	Oppose	16/1/3/4	3a	Accept in part
Oppose	The village square concept should occur only in the Wanaka Town Centre.	16/1/4	3a	Reject
Gardiner,Roger	Support	16/1/4/1	3a	Reject
Mount Cardrona Station	Support	16/1/4/2	3a	Reject
Shotover Park Limited	Partly Support	16/1/4/3	3a	Accept in part.
Willowridge Developments Limited	Oppose	16/1/4/4	3a	Accept
Oppose	Avoid fragmented commercial development.	16/1/5	3a	Reject
Gardiner,Roger	Support	16/1/5/1	3a	Reject
Mount Cardrona Station	Support	16/1/5/2	3a	Reject
Shotover Park Limited	Partly Support	16/1/5/3	3a	Accept in part

Plan Change 16 – Three Parks Special Zone

Willowridge Developments Limited	Oppose	16/1/5/4	3a	Accept
Noosa Holdings Ltd	Proforma of the above		3a	
Oppose	Do not adopt Plan Change in its present form.	16/2/1	3a 3a	Accept in part , insofar as numerous amendments are recommended
Gardiner, Roger	Support	16/2/1/1	3a	Accept in part
Mount Cardrona Station	Support	16/2/1/2	3a	Accept in part
Shotover Park Limited	Partly Support	16/2/1/3	3a	Accept in part
Willowridge Developments Limited	Oppose	16/2/1/4	3a	Accept in part
Oppose	Establish a very precise business zoning area with only LFR and custodial residential.	16/2/2	3a	Reject
Gardiner, Roger	Support	16/2/2/1	3a	Reject
Mount Cardrona Station	Support	16/2/2/2	3a	Reject
Shotover Park Limited	Oppose	16/2/2/3	3a	Accept
Willowridge Developments Limited	Oppose	16/2/2/4	3a	Accept

Plan Change 16 – Three Parks Special Zone

Oppose	Ensure the Three Parks development does not detract from the Town Centre.	16/2/3	3a	Accept in part , insofar as numerous amendments are recommended to further protect the Town Centre
Gardiner,Roger	Support	16/2/3/1	3a	Accept in part
Mount Cardrona Station	Support	16/2/3/2	3a	Accept in part
Shotover Park Limited	Support	16/2/3/3	3a	Accept in part
Willowridge Developments Limited	Oppose	16/2/3/4	3a	Accept in part
Oppose	The village square concept should occur only in the Wanaka Town Centre.	16/2/4	3a	Reject
Gardiner,Roger	Support	16/2/4/1	3a	Reject
Mount Cardrona Station	Support	16/2/4/2	3a	Reject
Shotover Park Limited	Partly Support	16/2/4/3	3a	Accept in part.
Willowridge Developments Limited	Oppose	16/2/4/4	3a	Accept
Oppose	Avoid fragmented commercial development.	16/2/5	3a	Reject
Gardiner,Roger	Support	16/2/5/1	3a	Reject
Mount Cardrona Station	Support	16/2/5/2	3a	Reject
Shotover Park Limited	Partly Support	16/2/5/3	3a	Accept in part

Plan Change 16 – Three Parks Special Zone

Willowridge Developments Limited	Oppose	16/2/5/4	3a	Accept
Pembroke Body Corporate	Proforma			
Oppose	Do not adopt Plan Change in its present form.	16/3/1	3a	Accept in part , insofar as numerous amendments are recommended
Gardiner, Roger	Support	16/3/1/1	3a	Accept in part
Mount Cardrona Station	Support	16/3/1/2	3a	Accept in part
Shotover Park Limited	Partly Support	16/3/1/3	3a	Accept in part
Willowridge Developments Limited	Oppose	16/3/1/4	3a	Accept in part
Oppose	Establish a very precise business zoning area with only LFR and custodial residential.	16/3/2	3a	Reject
Gardiner, Roger	Support	16/3/2/1	3a	Reject
Mount Cardrona Station	Support	16/3/2/2	3a	Reject
Shotover Park Limited	Oppose	16/3/2/3	3a	Accept
Willowridge Developments Limited	Oppose	16/3/2/4	3a	Accept

Plan Change 16 – Three Parks Special Zone

Oppose	Ensure the Three Parks development does not detract from the Town Centre.	16/3/3	3a	Accept in part , insofar as numerous amendments are recommended to further protect the Town Centre
Gardiner,Roger	Support	16/3/3/1	3a	Accept in part
Mount Cardrona Station	Support	16/3/3/2	3a	Accept in part
Shotover Park Limited	Support	16/3/3/3	3a	Accept in part
Willowridge Developments Limited	Oppose	16/3/3/4	3a	Accept in part
Oppose	The village square concept should occur only in the Wanaka Town Centre.	16/3/4	3a	Reject
Gardiner,Roger	Support	16/3/4/1	3a	Reject
Mount Cardrona Station	Support	16/3/4/2	3a	Reject
Shotover Park Limited	Partly Support	16/3/4/3	3a	Accept in part.
Willowridge Developments Limited	Oppose	16/3/4/4	3a	Accept
Oppose	Avoid fragmented commercial development.	16/3/5	3a	Reject
Gardiner,Roger	Support	16/3/5/1	3a	Reject
Mount Cardrona Station	Support	16/3/5/2	3a	Reject
Shotover Park Limited	Partly Support	16/3/5/3	3a	Accept in part

Plan Change 16 – Three Parks Special Zone

Willowridge Developments Limited	Oppose	16/3/5/4	3a	Accept
Alistair Madill Architects Ltd				
Oppose	That the Plan Change be completely rejected and subject to complete review after all current studies are completed, particularly the Wanaka Town Centre Strategy.	16/4/1	3a, 5, 7	Reject
Gardiner, Roger	Support	16/4/1/1	3a, 5, 7	Reject
Mount Cardrona Station	Support	16/4/1/2	3a, 5, 7	Reject
Shotover Park Limited	Support	16/4/1/3	3a, 5, 7	Reject
Sustainable Wanaka	Support	16/4/1/4	3a, 5, 7	Reject
Willowridge Developments Limited	Oppose	16/4/1/5	3a, 5, 7	Accept
Oppose	The Plan Change should be rejected in its entirety.	16/4/2	5	Reject
Alistair Madill Architects Ltd	Support	16/4/2/1	5	Reject
Gardiner, Roger	Support	16/4/2/2	5	Reject
Mount Cardrona Station	Support	16/4/2/3	5	Reject
Willowridge Developments Limited	Oppose	16/4/2/4	5	Accept
Allenby Farms Ltd				
Support	Adopt the Plan Change as notified.	16/5/1	2, 6b, 6c, 6e, 7	Accept in part , insofar as numerous amendments are recommended
Mount Cardrona Station	Oppose	16/5/1/1	2, 6b, 6c, 6e, 7	Accept in part

Plan Change 16 – Three Parks Special Zone

Willowridge Developments Limited	Support	16/5/1/2	2, 6b, 6c, 6e, 7	Accept in part
Ansley, Bruce				
Support	Adopt the Plan Change as notified.	16/6/1	1	Accept in part , insofar as numerous amendments are recommended
Architects Plus Ltd				
Support	Adopt the Plan Change as notified.	16/7/1	3a	Accept in part , insofar as numerous amendments are recommended
Shotover Park Limited	Oppose	16/7/1/1	3a	Accept in part
Willowridge Developments Limited	Support	16/7/1/2	3a	Accept in part
Ballantyne Investments Limited				
Oppose	The residential component of the Plan Change should be withdrawn with the Plan Change left to focus on the proposed retail core, commercial/retail and mixed business land uses.	16/8/1	2, 4, 7	Reject
Ballantyne Investments Limited	Support	16/8/1/1	2, 4, 7	Reject
Mount Cardrona Station	Support	16/8/1/2	2, 4, 7	Reject
Willowridge Developments Limited	Oppose	16/8/1/3	2, 4, 7	Accept

Plan Change 16 – Three Parks Special Zone

Oppose	Residential development should then be the subject of a separate plan change which considers not only the three Parks site but land between the Three Parks site and the Town Centre such that a more logical staging of development can be implemented and the submitter's land can be planned in an integrated manner along with the three Parks site. This should include provisions to ensure that all necessary services can be extended/upgraded throughout the site and wider area.	16/8/2	4, 7	Reject
Ballantyne Investments Limited	Support	16/8/2/1	4, 7	Reject
Willowridge Developments Limited	Oppose	16/8/2/2	4, 7	Accept
Oppose	The approval of Outline Development Plans and Comprehensive Development Plans should remain as restricted discretionary activities with the written approval of adjoining landowners required with regard to the layout of roading, services and utilities.	16/8/3	6f	Accept
Ballantyne Investments Limited	Support	16/8/3/1	6f	Accept
Willowridge Developments Limited	Oppose	16/8/3/2	6f	Reject
Carrick,R.W.				

Plan Change 16 – Three Parks Special Zone

Partly Support	Protect the special nature of Wanaka.	16/9/1	3a,	Accept in part , insofar as numerous amendments are recommended to help achieve this
Partly Support	Avoid bright orange or bright blue colours etc in commercial areas / large format retail.	16/9/2	3a, 6b	Accept in part, insofar as specific reference to colour is recommended
Costello,Denis				
Oppose	Do not proceed with plan Change as notified. Opposed the proposed 'Commercial Core'	16/10/1	2, 3a, 3b, 6b	Accept in part, insofar as numerous amendments are recommended. That part of the submission which opposes the Commercial Core is rejected.
Shotover Park Limited	Support	16/10/1/1	2, 3a. 3b, 6b	Accept in part
Firth Industries, a division of Fletcher Concrete and Infrastructure Ltd				

Plan Change 16 – Three Parks Special Zone

Oppose	That the location of the 'New Arterial road' where it intersects with Ballantyne Rd be shifted either to the northern-most or southern-most boundary of the Plan change area on Ballantyne Rd; or	16/11/1	5	Reject
Orchard Road Holdings Limited	Oppose	16/11/1/1	5	Accept
Shotover Park Limited	Support	16/11/1/2	5	Reject
Willowridge Developments Limited	Oppose	16/11/1/3	5	Accept
Oppose	If the 'new arterial road' intersection with Ballantyne Road is not moved as set out in the submission point above that no access be permitted from Ballantyne Rd into the Plan change area; or	16/11/2	5	Reject
Orchard Road Holdings Limited	Oppose	16/11/2/1	5	Accept
Shotover Park Limited	Support	16/11/2/2	5	Reject
Willowridge Developments Limited	Oppose	16/11/2/3	5	Accept
Oppose	The Plan Change be rejected.	16/11/3		Reject
Orchard Road Holdings Limited	Oppose	16/11/3/1		Accept
Shotover Park Limited	Support	16/11/3/2		Reject
Willowridge Developments Limited	Oppose	16/11/3/3		Accept
Oppose	Make any consequential amendments that give effect to Firth Industries' submission	16/11/4	6f	Accept in part, insofar as the non notification clause is recommended to be amended

Plan Change 16 – Three Parks Special Zone

Shotover Park Limited	Support	16/11/4/1	6f	Accept in part
Fraser,Hugh J.W.				
Support	Adopt the Plan Change as notified	16/12/1	1	Accept in part , insofar as numerous amendments are recommended
Mount Cardrona Station	Oppose	16/12/1/1	1	Accept in part
Gilbertson,Shaun				
Oppose	Give serious consideration to how the proposed Three Park development is staged, in light of effects on Wanaka Town Centre.	16/13/1	3a	Accept in part, insofar as numerous amendments are recommended strengthen staging in the Commercial Core and mixed use subzones.
Bullen,Pete	Support	16/13/1/1	3a	Accept in part
Shotover Park Limited	Partly Support	16/13/1/2	3a	Accept in part
Gordon,Angus & Dale				
Oppose	Would like for more dialogue and consistencies including refining the mish mash of residential commercial industrial and yard based please.	16/14/1	5	Reject
Oppose	Decline application in its entirety.	16/14/2	5	Reject
Shotover Park Limited	Support	16/14/2/1	5	Accept

Plan Change 16 – Three Parks Special Zone

Oppose	Like the 'ponds' to be settled prior to any zone/plan change.	16/14/3	4	Accept in part, insofar as the Plan Change regarding the ponds is settled. The land ownership is not yet settled.
Gordon, Peter and Dee				
Support	Adopt Plan Change as notified.	16/15/1	5	Accept in part, insofar as numerous amendments are recommended
Mount Cardrona Station	Oppose	16/15/1/1	5	Accept in part
Willowridge Developments Limited	Support	16/15/1/2	5	Accept in part
Helwick Holdings No.1 Ltd				
Oppose	Do not adopt the plan change as notified. Oppose Wanaka retail and services being spread over a wide area.	16/16/1	3a	Reject
Shotover Park Limited	Support	16/16/1/1	3a	Reject
Sustainable Wanaka	Support	16/16/1/2	3a	Reject
Helwick Holdings No.2 Ltd				
Oppose	Do not adopt the plan change as notified. Concern at second centre and consider that it is too early.	16/17/1	2, 3a	Reject
Mount Cardrona Station	Support	16/17/1/1	2, 3a	Reject
Shotover Park Limited	Support	16/17/1/2	2, 3a	Reject

Plan Change 16 – Three Parks Special Zone

Sustainable Wanaka	Support	16/17/1/3	2, 3a	Reject
Hewett,Norman				
Support	Adopt the Plan Change as notified	16/18/1	1	Accept in part, insofar as numerous amendments are recommended
Humphrey,Deborah				
Oppose	Do not proceed with the retail aspect of the Plan Change as notified.	16/19/1	3a, 7	Reject
Shotover Park Limited	Support	16/19/1/1	3a, 7	Reject
Willowridge Developments Limited	Oppose	16/19/1/2	3a, 7	Accept
Humphrey,Gavin				
Oppose	Do not proceed with the smaller spaced retail commercial development (less than 400m2) in the proposed Three Parks Town Centre.	16/20/1	3a	Accept in part, insofar as numerous amendments are recommended to strengthen the deferment in the MDR (Mixed use) area and better control specialty retail in the LDR area.
Mount Cardrona Station	Support	16/20/1/1	3a	Accept in part
Shotover Park Limited	Support	16/20/1/2	3a	Accept in part
Willowridge Developments Limited	Oppose	16/20/1/3	3a	Accept in part

Plan Change 16 – Three Parks Special Zone

Oppose	Undertake professional retail consultation on the potential negative effects on the existing Town Centre including: A detailed report on primary and secondary catchment analysis for both the existing and proposed retail precincts. Retail and customer segmentation analysis has not been modelled for the likely new retail tenants. A competitor analysis model for both present and proposed retail centres	16/20/2	3a	Accept in part, insofar as the Council has commissioned further retail analysis
Mount Cardrona Station	Support	16/20/2/1	3a	Accept in part
Shotover Park Limited	Support	16/20/2/2	3a	Accept in part
Infinity Investment Group Holdings Ltd				
Oppose	Intensify existing areas before looking at expansion on the urban fringe.	16/21/1	2, 3a	Reject
Shotover Park Limited	Support	16/21/1/1	2, 3a	Reject
Willowridge Developments Limited	Oppose	16/21/1/2	2, 3a	Accept
Oppose	Undertake a specialist urban design and landscape assessment which enables a full analysis of the proposal included.	16/21/2	6c	Reject
Shotover Park Limited	Support	16/21/2/1	6c	Reject
Willowridge Developments Limited	Oppose	16/21/2/2	6c	Accept

Plan Change 16 – Three Parks Special Zone

Oppose	Make non-statutory documents which the plan change application is predicated on available to the public.	16/21/3	8	Accept, noting that all such documents are available to the public
Shotover Park Limited	Support	16/21/3/1	8	Accept
Oppose	The downstream resource consenting requirements should be less permissive.	16/21/4	6d	Reject
Shotover Park Limited	Support	16/21/4/1	6d	Reject
Willowridge Developments Limited	Oppose	16/21/4/2	6d	Accept
Oppose	The establishment of up to 12,000m2 of commercial/retail should not be provided for as a permitted activity.	16/21/5	6d, 6f	Reject
Shotover Park Limited	Support	16/21/5/1	6d, 6f	Reject
Willowridge Developments Limited	Oppose	16/21/5/2	6d, 6f	Accept
Oppose	Further expansion of commercial activities should not be provided for by way of a non-notified consent.	16/21/6	6e	Accept in part, insofar as retail applications which exceed the specified thresholds may be notified.
Shotover Park Limited	Support	16/21/6/1	6e	Accept
Willowridge Developments Limited	Oppose	16/21/6/2	6e	Reject
Oppose	Rectify the fact that the staging plan provided is indicative only.	16/21/7	2	Reject
Shotover Park Limited	Support	16/21/7/1	2	Reject

Plan Change 16 – Three Parks Special Zone

Willowridge Developments Limited	Oppose	16/21/7/2	2	Accept
Kelly,B.A.				
Support	Adopt the plan change as notified	16/22/1	2	Accept in part, insofar as numerous amendments are recommended
Kelly,M.C.				
Support	Adopt the plan change as notified	16/23/1	2	Accept in part, insofar as numerous amendments are recommended
Marilyn Gordon,Roger Moseby &				
Other	Under the proposed Three Parks Plan, it shows our 124 SH84 property as being re zoned high Density Residential. As yet we are undecided as to whether that would be the best possible zoning that might suit any future options we may choose to pursue. As the commercial / retail core comes to our eastern boundary, we would want to take advantage of any option that might arise.	16/24/1	5, 4	Reject
Marilyn Gordon,Roger Moseby &	Support	16/24/1/1	5, 4	Reject
Marshall,Greg				
Oppose	Do not proceed with the Plan Change as notified. Concern at the effect of the proposal on the Town Centre and on the point of difference of Wanaka	16/25/1	3a	Reject

Plan Change 16 – Three Parks Special Zone

Mount Cardrona Station	Support	16/25/1/1	3a	Reject
Shotover Park Limited	Support	16/25/1/2	3a	Reject
Sustainable Wanaka	Support	16/25/1/3	3a	Reject
Milne, J.K.				
Support	Consider whether there is enough parking	16/26/1	6g	Reject. NB: No specific decision sought.
Partly Support	Adopt the Plan Change.	16/26/2		Accept in part, insofar as numerous amendments are recommended
Mount Cardrona Station				
Oppose	The Plan Change should be withdrawn and re-notified containing only the retail and business activities that the section 32 reports identify there is a need for; and/or	16/27/1	2, 3a, 7, 8	Reject
Shotover Park Limited	Partly Support	16/27/1/1	2, 3a, 7, 8	Reject
Willowridge Developments Limited	Oppose	16/27/1/2	2, 3a, 7, 8	Accept
Oppose	The Plan change should be put on hold until the economic reports, demand and growth projections on which the need for the Plan Change is based have been updated to reflect current market demands and to include land currently available in existing zoned land in small communities including the Rural Visitor Zones and the Mount Cardrona Special Zone. The content and scale of the Plan Change should then be revisited to be in accordance with these new growth demands; and/or	16/27/2	2, 8	Reject

Plan Change 16 – Three Parks Special Zone

Shotover Park Limited	Partly Support	16/27/2/1	2, 8	Reject
Willowridge Developments Limited	Oppose	16/27/2/2	2, 8	Accept
Oppose	Delete the residential zones, including the LDR, MDR and Mixed Use zones, or significantly reduce the capacities below what they currently provide for (approximately 100 terraced houses, 150 medium intensity houses and 500 low intensity homes all with residential flats); and/or	16/27/3	2, 8	Reject
Shotover Park Limited	Partly Support	16/27/3/1	2, 8	Reject
Willowridge Developments Limited	Oppose	16/27/3/2	2, 8	Accept
Oppose	Stage the release of Residential zoned land so that it will be released when the updated demand analysis reports show there is a need for the land; and/or	16/27/4	2, 8	Reject
Shotover Park Limited	Partly Support	16/27/4/1	2, 8	Reject
Willowridge Developments Limited	Oppose	16/27/4/2	2, 8	Reject
Oppose	Amend the Plan Change so that it only includes provision for Industrial activities, large scale businesses and large scale retail activities located in the land area that is continuous to the existing Industrial zoned land; and/or	16/27/5	2	Reject
Shotover Park Limited	Partly Support	16/27/5/1	2	Reject
Willowridge Developments Limited	Oppose	16/27/5/2	2	Accept

Plan Change 16 – Three Parks Special Zone

Oppose	Amend the plan change to make visitor accommodation activities non-complying in the MDR and Mixed Use zones as it is in the LDR zones. Retail activities with a foot print less than 400m2 should also be non-complying in all zones; and/or	16/27/6	2, 3a, 3b, 6d, 7	Reject
Shotover Park Limited	Partly Support	16/27/6/1	2, 3a, 3b, 6d, 7	Reject
Willowridge Developments Limited	Oppose	16/27/6/2	2, 3a, 3b, 6d, 7	Accept
Oppose	Delete the Tourism and Community Facilities subzone; and/or	16/27/7	3a, 3b, 5, 6d, 7	Reject
Shotover Park Limited	Partly Support	16/27/7/1	3a, 3b, 5, 6d, 7	Reject
Oppose	Delete rules that allow all residential sites to have a residential flat.	16/27/8	6d	Reject
Shotover Park Limited	Partly Support	16/27/8/1	6d	Reject
Willowridge Developments Limited	Oppose	16/27/8/2	6d	Accept
Oppose	Provide such further or other relief as may be necessary to address the issues or concerns outlined in the submission.	16/27/9	3a, 6d, 7	Accept in part, insofar as numerous amendments are recommended
Shotover Park Limited	Partly Support	16/27/9/1	3a, 6d, 7	Accept in part
Nichols Garden Group				
Support	That Plan Change 16 be adopted.	16/28/1	2, 5, 4	Accept in part, insofar as numerous amendments are recommended
Shotover Park Limited	Oppose	16/28/1/1	2, 5, 4	Accept in part

Plan Change 16 – Three Parks Special Zone

Wanaka Hardware and Building Supplies Ltd	Support	16/28/1/2	2, 5, 4	Accept in part
Norman,Chris				
Oppose	A detailed and current commercial capacity analysis of the existing Town Centre, Anderson Heights, Ballantyne Road, Mount Cardrona, Lake Hawea, Hawea Flat and Albertown should be carried out.	16/29/1	2, 5, 6b, 7	Accept
Gardiner,Roger	Support	16/29/1/1	2, 5, 6b, 7	Accept
Mount Cardrona Station	Support	16/29/1/2	2, 5, 6b, 7	Accept
Shotover Park Limited	Support	16/29/1/3	2, 5, 6b, 7	Accept
Sustainable Wanaka	Support	16/29/1/4	2, 5, 6b, 7	Accept
Wanaka Hardware and Building Supplies Ltd	Oppose	16/29/1/5	2, 5, 6b, 7	Reject
Willowridge Developments Limited	Oppose	16/29/1/6	2, 5, 6b, 7	Reject
Oppose	More green space needs to be shown in maps	16/29/2	5	Reject
Gardiner,Roger	Support	16/29/2/1	5	Reject
Shotover Park Limited	Support	16/29/2/2	5	Reject
Willowridge Developments Limited	Oppose	16/29/2/3	5	Accept
Oppose	The zoning should protect the green corridor into Wanaka.	16/29/3	6c	Reject
Gardiner,Roger	Support	16/29/3/1	6c	Reject
Shotover Park Limited	Support	16/29/3/2	6c	Reject
Oppose	The Plan Change should be subject to an independent peer review prior to being presented to a Committee for approval.	16/29/4	8	Reject
Gardiner,Roger	Support	16/29/4/1	8	Reject

Plan Change 16 – Three Parks Special Zone

Mount Cardrona Station	Support	16/29/4/2	8	Reject
Shotover Park Limited	Support	16/29/4/3	8	Reject
Sustainable Wanaka	Support	16/29/4/4	8	Reject
Willowridge Developments Limited	Oppose	16/29/4/5	8	Accept
NZ Transport Agency				
Partly Support	The proposed Plan Change be accepted in its entirety subject to considering the points raised in NZTA's submission and any consequential changes that may arise.	16/30/1	6g	Accept in part, insofar as numerous amendments are recommended

Plan Change 16 – Three Parks Special Zone

<p>Support</p>	<p>Adopt the various objectives, policies, rules and assessment matters included in the proposal that address the following matters: Affirms and permanently fixes (subject to minor changes due to localised technical considerations) the location of the major intersections providing access into the Three Parks Special Zone from the State highway, and from Ballantyne and riverbank roads Establishes appropriate connectivity and reduces travel times and distances; Establishes obligations on developers to consider and incorporate principles and mechanisms for managing demand to travel; Establishes obligations on developers to consider and incorporate principles and mechanisms for providing potential alternative modes of travel including provision for safe and efficient public transport, walking and cycling; Establishes obligations on developers to consider and incorporate good urban design principles, which will include the interaction and integration of land use and transportation; and, Establishes obligations on developers to prepare an Integrated transport Assessment when assessing the actual and potential effects of subdivision and land use activities.</p>	<p>16/30/2</p>	<p>6g</p>	<p>Accept</p>
-----------------------	---	-----------------------	------------------	----------------------

Plan Change 16 – Three Parks Special Zone

Firth Industries, a division of Fletcher Concrete and Infrastructure Ltd	Oppose	16/30/2/1	6g	Reject
Orchard Road Holdings Limited	Partly Support	16/30/2/2	6g	Accept in part
Willowridge Developments Limited	Support	16/30/2/3	6g	Accept
Oppose	That in considering the proposal, the Council considers the necessity or otherwise of the particular intersections and the associated accesses into the Three Parks Special Zone from Riverbank Road.	16/30/3	5	Accept in part, insofar as no change is recommended
Firth Industries, a division of Fletcher Concrete and Infrastructure Ltd	Oppose	16/30/3/1	5	Accept
Willowridge Developments Limited	Oppose	16/30/3/2	5	Accept
Oppose	That a cost sharing arrangement could be made involving a financial contribution specifically for the three Park Special Zone and targeted to providing for funding a percentage of the cost of upgrading both the existing local network and adjacent State Highway.	16/30/4	6g	Reject
Willowridge Developments Limited	Oppose	16/30/4/1	6g	Accept
Oppose	Alternatively, the NZ Transport Agency suggests that if development of activities within the Three Parks Special Zone were to be staged, the intersections off Riverbank Road are promoted in the proposal as being components of a latter stage of development.	16/30/5	2	Reject

Plan Change 16 – Three Parks Special Zone

Orchard Road Holdings Limited				
Support	That Plan Change 16 be adopted.	16/31/1	2, 5, 4, 7	Accept in part, insofar as numerous amendments are recommended
Shotover Park Limited	Oppose	16/31/1/1	2, 5, 4, 7	Accept in part
Robert Facer, Linda Montgomery &				
Oppose	Do not adopt the Plan Change as notified.	16/32/1	2, 3a, 3b, 4	Accept in part, insofar as numerous amendments are recommended
Shotover Park Limited	Support	16/32/1/1	2, 3a, 3b, 4	Accept in part
Wanaka Hardware and Building Supplies Ltd	Oppose	16/32/1/2	2, 3a, 3b, 4	Accept in part
Willowridge Developments Limited	Oppose	16/32/1/3	2, 3a, 3b, 4	Accept in part
Oppose	Do not enable the creation of a new commercial area.	16/32/2	3a, 3b, 4	Reject
Shotover Park Limited	Support	16/32/2/1	3a, 3b, 4	Reject
Wanaka Hardware and Building Supplies Ltd	Oppose	16/32/2/2	3a, 3b, 4	Accept
Willowridge Developments Limited	Oppose	16/32/2/3	3a, 3b, 4	Accept
Shotover Park Limited				
Oppose	That PC16 be declined; or	16/33/1	2, 6c, 7, 8	Reject
Mount Cardrona Station	Support	16/33/1/1	2, 7, 8	Reject
Willowridge Developments Limited	Oppose	16/33/1/2	2, 7, 8	Accept

Plan Change 16 – Three Parks Special Zone

Oppose	That PC16 be amended to respond to the matters raised in Shotover Park's submission, including: i) Deleting the provision of 12,000m2 of commercial/retail activities as a permitted activity;	16/33/2	6d, , 6f, 7, 8	Reject
Mount Cardrona Station	Support	16/33/2/1	6d, 6f, 7, 8	Reject
Willowridge Developments Limited	Oppose	16/33/2/2	6d, 6f, 7, 8	Accept
Oppose	ii) Deleting the provision for buildings as permitted activities.	16/33/3	6d, 7, 8	Reject
Willowridge Developments Limited	Oppose	16/33/3/1	6d, 7, 8	Accept
Oppose	iv) Requiring that a "Retail needs assessment" be submitted with applications for an Outline Development Plan or Comprehensive Development Plan;	16/33/4	6f, 7, 8	Reject
Mount Cardrona Station	Support	16/33/4/1	6f, 7, 8	Reject
Willowridge Developments Limited	Oppose	16/33/4/2	6f, 7, 8	Accept
Oppose	v) Introduce objectives, policies and rules that require good urban design and integration with the surrounding landscape (including the deletion of policy 5.5)	16/33/5	6c, 7, 8	Accept in part, insofar as numerous amendments are recommended
Mount Cardrona Station	Support	16/33/5/1	6c, 7, 8	Accept in part
Willowridge Developments Limited	Oppose	16/33/5/2	6c, 7, 8	Accept in part

Plan Change 16 – Three Parks Special Zone

Oppose	vi) Reducing the scale of Town Centre/commercial development enabled by PC16 so as to ensure the continued amenity, vitality, viability and function of the existing Wanaka Town Centre.	16/33/6	3a, 7, 8	Reject
Mount Cardrona Station	Support	16/33/6/1	3a, 7, 8	Reject
Willowridge Developments Limited	Oppose	16/33/6/2	3a, 7, 8	Accept
Oppose	Vii) Reducing the scale of Town Centre/commercial development enabled as part of Stage 1 and providing more certainty as to the scale and type of development enabled within each stage (for example, the introduction of additional more specific staging).	16/33/7	2, 7, 8	Reject
Mount Cardrona Station	Support	16/33/7/1	2, 7, 8	Reject
Willowridge Developments Limited	Oppose	16/33/7/2	2, 7, 8	Accept
Oppose	iii) Enabling public input into the "Wanaka Town Centre Health Check" and "Retail Needs Assessment"	16/33/8	6f, 7, 8	Accept
Mount Cardrona Station	Support	16/33/8/1	6f, 7, 8	Accept
Willowridge Developments Limited	Oppose	16/33/8/2	6f, 7, 8	Reject
Sir Clifford Skeggs				
Oppose	That Plan Change 16 be abandoned in its entirety	16/34/1	3a, 7	Reject
Orchard Road Holdings Limited	Oppose	16/34/1/1	3a, 7	Accept
Shotover Park Limited	Support	16/34/1/2	3a, 7	Reject
Willowridge Developments Limited	Oppose	16/34/1/3	3a, 7	Accept

Plan Change 16 – Three Parks Special Zone

Oppose	That a Southern Wanaka Structure Plan be prepared and a new Plan Change notified for either the whole of the southern Wanaka area or at least for the precincts determined by the topographical boundaries whereby all of the properties are subject to the same or similar analysis.	16/34/2	3a, 4, 7	Reject
Orchard Road Holdings Limited	Oppose	16/34/2/1	3a, 4, 7	Accept
Shotover Park Limited	Support	16/34/2/2	3a, 4, 7	Reject
Willowridge Developments Limited	Oppose	16/34/2/3	3a, 4, 7	Accept
Stewart, Daphne				
Support	Adopt Plan Change as notified	16/35/1	1	Accept in part, insofar as numerous amendments are recommended
Sustainable Wanaka				
Oppose	That the Plan Change not be adopted	16/36/1	2, 5, 6e, 7	Reject
Shotover Park Limited	Support	16/36/1/1	2, 5, 6e, 7	Reject
Wanaka Hardware and Building Supplies Ltd	Oppose	16/36/1/2	2, 5, 6e, 7	Accept
Willowridge Developments Limited	Oppose	16/36/1/3	2, 5, 6e, 7	Accept
Oppose	That the plan change be subject to an independent review	16/36/2	2, 5	Reject
Shotover Park Limited	Support	16/36/2/1	2, 5,	Reject
Willowridge Developments Limited	Oppose	16/36/2/2	2, 5,	Accept

Plan Change 16 – Three Parks Special Zone

Oppose	That consents for the staging of the proposed Three Parks development be notified at each stage to ensure that adequate evidence is provided for the real growth needs and that the public are not excluded from the process.	16/36/3	6f	Accept in part
Mount Cardrona Station	Support	16/36/3/1	6f	Accept in part
Shotover Park Limited	Support	16/36/3/2	6f	Accept in part
Willowridge Developments Limited	Oppose	16/36/3/3	6f	Accept in part
Oppose	The residential development should be designed to the highest standards of sustainable design and construction meeting best practice performance criteria. These criteria should be specified in the plan change documentation.	16/36/4	6e	Reject
Shotover Park Limited	Support	16/36/4/1	6e	Reject
Willowridge Developments Limited	Oppose	16/36/4/2	6e	Accept
Oppose	The infrastructure serving proposed housing should be meet specifically stated design standards for sustainable sub-divisions.	16/36/5	6e	Reject
Shotover Park Limited	Support	16/36/5/1	6e	Reject
Oppose	The emphasis should be on creating a high quality urban fabric within the three existing centres.	16/36/6	3	Reject
Shotover Park Limited	Support	16/36/6/1	3	Reject
Trinity Group				
Oppose	Remove the proposed mixed use of residential with commercial and industrial.	16/37/1	3a	Reject

Plan Change 16 – Three Parks Special Zone

Mount Cardrona Station	Support	16/37/1/1		Reject
Shotover Park Limited	Partly Support	16/37/1/2	3a	Accept in part
Willowridge Developments Limited	Oppose	16/37/1/3	3a	Reject
Oppose	Include a very precise business zoning area with only LFR and residential to be established.	16/37/2	3a	Reject
Mount Cardrona Station	Partly Support	16/37/2/1	3a	Reject
Shotover Park Limited	Partly Support	16/37/2/2	3a	Accept in part
Willowridge Developments Limited	Oppose	16/37/2/3	3a	Accept
Oppose	The village square concept should focus wholly on the Town Centre to prevent further fragmentation	16/37/3	3a	Reject
Mount Cardrona Station	Support	16/37/3/1	3a	Reject
Shotover Park Limited	Support	16/37/3/2	3a	Reject
Willowridge Developments Limited	Oppose	16/37/3/3	3a	Accept
Oppose	That Council's priority be encouraging the vitality and vibrancy of the existing Town Centre	16/37/4	3a	Accept in part, insofar as the Council is currently preparing its Wanaka Town Centre Strategy
Mount Cardrona Station	Support	16/37/4/1	3a	Accept in part
Shotover Park Limited	Partly Support	16/37/4/2	3a	Accept in part
Willowridge Developments Limited	Oppose	16/37/4/3	3a	Accept
Wanaka Golf Club				

Plan Change 16 – Three Parks Special Zone

Support	Attention should be given to ensuring safe traffic mitigation being applied at The Wanaka Golf Club's road crossing of Ballantyne Road.	16/38/1	6g	Reject
Wanaka Hardware and Building Supplies Ltd				
Support	That Plan Change 16 be adopted.	16/39/1	2	Accept in part
Shotover Park Limited	Oppose	16/39/1/1	2	Accept in part
Willowridge Developments Limited	Support	16/39/1/2	2	Accept in part
Wanaka Residents Association				
Oppose	That the plan is revised so that the Commercial Core is focussed on and served by local and collector streets and the local access function of the arterials is minimised to enable them to operate safely and effectively.	16/40/1	5	Reject
Oppose	That the existing rules for low density development in Wanaka apply to the low density areas in the Three Parks area.	16/40/2	6a	Reject
Oppose	That the rules in the low density zone, performance standard 2, relating to a required setback of 3-4.5m, living room windows facing the street, and fence heights of 1.2m maximum be deleted from the plan	16/40/3	6b	Accept in part, insofar as numerous amendments are recommended
Willowridge Developments Limited	Oppose	16/40/3/1	6b	Accept in part

Plan Change 16 – Three Parks Special Zone

Oppose	The rules in the low density zone relating to height of buildings and height in relation to boundaries, rules and 5 and 14: That the height, and height in relation to boundary controls in the existing low density areas be used in the three parks area low density zone.	16/40/4	6b	Reject
Oppose	The limitation on cul-de-sacs be removed and replaced with requirements for connectivity in the cycling and walking networks.	16/40/5	6c	Reject
Willowridge Developments Limited	Oppose	16/40/5/1	6c	Accept
Oppose	The height limit in the Medium Density zone is the same as the high density zone in the rest of Wanaka, namely 7m.	16/40/6	6b	Reject
Oppose	The height limit in the business zone is restricted to 7m.	16/40/7	6b	Reject
Oppose	The height limit in the tourism sub-zone be 10m, the same as the existing Town Centre zone.	16/40/8	6b	Reject
Oppose	The height of buildings in the Commercial Core sub-zone be limited to 2 storeys with a maximum height of 10m.	16/40/9	6b	Accept in part, insofar as numerous amendments are recommended in order to reduce the scale
Bullen,Pete	Support	16/40/9/1	6b	Accept in part
Oppose	That a parking requirement of 7.5 spaces be required for supermarkets and 5 per 100sqm for intensive LFR (warehouse).	16/40/10	6g	Reject

Plan Change 16 – Three Parks Special Zone

Willowridge Developments Limited	Oppose	16/40/10/1	6g	Accept
Oppose	That the employee parking ratio for retail activities be increased to 3 per 10 employees.	16/40/11	6g	Reject
Oppose	The provision in the rules to reduce parking for residential and visitor accommodation where there is public transport be deleted and replaced with a policy statement that such a provision will be considered when there is a public transport system proposed and its details known.	16/40/12	6g	Reject
Oppose	The phrase 'unsustainable car trips' should either be defined or removed where it occurs in the plan.	16/40/13	6g	Accept
Willowridge Developments Limited	Oppose	16/40/13/1	6g	Reject
Oppose	That a minimum lot size of 500sqm be applied to the low density residential zone.	16/40/14	6c	Reject
Willowridge Developments Limited				
Support	That the Plan Change be adopted in its present form with the exception of the minor amendments sought through the following submissions.	16/41/1	2, 3a, 7	Accept in part, insofar as numerous amendments are also recommended(in response to other submissions)
Shotover Park Limited	Oppose	16/41/1/1	2, 3a, 7	Accept in part

Plan Change 16 – Three Parks Special Zone

Other	Willowridge requests that the relevant sections of Plan Change 16 be amended to provide for a variation of the location of arterial and collector roads +/- 50m from the centreline shown on the Structure Plan.	16/41/2	5, 6c	Accept in part
Shotover Park Limited	Oppose	16/41/2/1	5, 6c	Accept in part
Support	That policy 4.1 is retained as notified (relates to the first stage of 12,000m² of retail).	16/41/3	2	Accept
Shotover Park Limited	Oppose	16/41/3/1	2	Reject
Support	That objective 5 and related policies are retained as notified (relates to establishing a high quality mixed use area over time)	16/41/4	6c	Accept in part, insofar as numerous amendments are recommended
Mount Cardrona Station	Oppose	16/41/4/1	6c	Accept in part
Shotover Park Limited	Oppose	16/41/4/2	6c	Accept in part
Oppose	Policy 6.4, section 12.26.4.5i(i) and 12.26.4.5ii(x) and (y) be deleted (relates to affordable housing)	16/41/5		Accept
Shotover Park Limited	Oppose	16/41/5/1		Reject
Other	That a new policy be added at 6.4 to reflect the fact that affordable housing has been addressed through legal agreement. The new policy should be worded as follows: 6.4 Affordable housing requirements have been addressed through separate agreement with the landowner and will be integrated throughout the residential area. Development within the Three Parks Zone will be exempt from further contributions.	16/41/6		Accept
Shotover Park Limited	Oppose	16/41/6/1		Reject

Plan Change 16 – Three Parks Special Zone

Oppose	That the order of residential development on the Indicative Staging Map 2 is amended so that '2' becomes Stage 3 and '3' becomes Stage 2.	16/41/7	2, 5	Accept in part, in that stage '3' is recommended to become '1=' and stage '2' will remain unchanged
Shotover Park Limited	Oppose	16/41/7/1	2, 5	Reject
Oppose	That the 'Southern Wanaka Structure Plans' contained on pages G10 and G11 of the Plan Change be renamed 'Three Parks Structure Plan'.	16/41/8	2, 5	Accept
Shotover Park Limited	Oppose	16/41/8/1	2, 5	Reject
Oppose	That ref 5ii apply only to places of employment where the number of employees is 20 or above.	16/41/9	6g	Reject
Shotover Park Limited	Oppose	16/41/9/1	6g	Accept
Oppose	That 12.26.3.1 6 is amended to remove 'other than the Medium Density Residential subzone' (relates to allowing 10% of lots in MDR to be rear sites)	16/41/10	6c	Reject
Shotover Park Limited	Oppose	16/41/10/1	6c	Accept
Oppose	Delete 12.26.3.1 6 ii (relates to allowing 10% of lots in MDR to be rear sites)	16/41/11	6c	Reject
Shotover Park Limited	Oppose	16/41/11/1	6c	Accept
Oppose	Delete the word 'either' and the reference 'or 12.26.3.1 (6)(ii)' from 12.26.3.1 (6)(iii). (Relates to allowing 10% of lots in MDR to be rear sites)	16/41/12	6c	Reject
Shotover Park Limited	Oppose	16/41/12/1	6c	Accept

Plan Change 16 – Three Parks Special Zone

Oppose	Delete the words 'other than the MRD subzone,' from 15.2.3(vii)(a); and Delete 15.2.3(vii)(b) in its entirety; and Delete the word 'either' and the reference 'or 15.2.6.3(vii)(b)' from 15.2.3(vii)(c). (Relates to allowing 10% of lots in MDR to be rear sites)	16/41/13	6c	Reject
Shotover Park Limited	Oppose	16/41/13/1	6c	Accept
Oppose	That the activity status for Premises licensed for the sale of liquor in the Deferred MDR (mixed use) zone is changed from 'Non-Complying' to 'Controlled'. That a new assessment matter is added at 12.26.4.4 iv worded as follows: 'iv Premises Licensed for the Sale of Liquor in the Deferred MDR a) The character, scale and intensity of the proposed use and its compatibility in relation to surrounding and/or adjoining uses. b) The adequacy of noise insulation, screening and buffer areas between the site and residential uses. c) Any proposed noise management plan and the ability to mitigate noise effects. d) The previous history of the site and the relative impact of adverse effects caused by activities associated with the sale of liquor.'	16/41/14	6d	Accept in part, insofar that it is recommended to allow the sale & consumption of liquor up to a certain time as controlled
Shotover Park Limited	Oppose	16/41/14/1		Accept in part

Plan Change 16 – Three Parks Special Zone

Oppose	That Ref 3 of 12.26.4.3 is deleted and an assessment matter added to address setbacks for non-residential buildings as follows: '12.26.4.5vii (d)The setback from the road boundary.'	16/41/15	6b	Accept
Shotover Park Limited	Oppose	16/41/15/1	6b	Reject
Oppose	That Ref 21 of 12.26.4.2 is amended as follows: That (i) be amended to read '80% of the first phase of 12,000m2 of retail space has been built and is occupied; and'; and That (ii) be deleted in its entirety. (Relates to the deferral of commercial in the MDR (Mixed Use) subzone).	16/41/16	2	Reject
Shotover Park Limited	Oppose	16/41/16/1	2	Accept
Oppose	That standards 12.26.4.2 Ref 22 and 23 are deleted. (Relates to carparking for non residential uses in the LDR subzone).	16/41/17	6g	Reject
Shotover Park Limited	Oppose	16/41/17/1	6g	Accept
Oppose	That 12.26.5.2 Ref 6 and 11 and 12.26.5.4 and any other rule or standard restricting the sale of liquor in the Tourism and Community Subzone be amended to provide for the sale of liquor until 12 midnight.	16/41/18	6d	Accept in part, insofar as those dining are recommended to be exempt from the rules
Shotover Park Limited	Oppose	16/41/18/1	6d	Accept
Oppose	That activity status 12.26.6.2 Ref 23 is changed from Non Complying to Controlled in the Business Area. (This relates to offices in the business subzone)	16/41/19	6d	Reject
Shotover Park Limited	Oppose	16/41/19/1	6d	Accept

Plan Change 16 – Three Parks Special Zone

Oppose	That standards 12.26.7.2 Ref 2 and 10 and assessment matter 12.26.74viii are amended to allow premises licensed for the sale of liquor to operate until 12 midnight. (This relates to the Commercial Core)	16/41/20	6d	Reject
Shotover Park Limited	Oppose	16/41/20/1	6d	Accept
Oppose	Delete the text 'where a Retail Needs Assessment is not required pursuant to Rule 12.26.7.2(6), due to the maximum thresholds relating to the amount and type of retail not being exceeded.'	16/41/21	6f	Reject
Shotover Park Limited	Oppose	16/41/21/1		Accept
Oppose	That 14.2.4.2 relating to bicycle parking standards at Three Parks be deleted in its entirety and provision made for bicycle parking as an assessment matter within each subzone.	16/41/22	6g	Reject
Shotover Park Limited	Oppose	16/41/22/1	6g	Accept
Oppose	The Controlled activity status in the Business Main Street area should remain and assessment matter 12.26.6.4 (iii) should be amended to delete the words 'within the mainstreet precinct'.	16/41/23	6d	Reject
Shotover Park Limited	Oppose	16/41/23/1	6d	Accept
Young, Peter Robert				
Support	Adopt the Plan Change	16/42/1	1	Accept in part, insofar as numerous amendments are recommended