

**Proposed Plan Change 19 - Gore Bay Design Standards**  
**Summary of Decisions Requested**

Sub. #	Name	Oppose/ Support	Decision requested	Heard
1	Palmway Investments	Oppose	Reject the Plan Change.	Y
2	M Singleton	Support	Adopt the Plan Change.	Y
3	B M and K A Jenkins	Oppose in part	Amend Policy 16.9 Explanation as follows: 1st para. 3rd sentence "The landform has given rise to distinct forms of development on some of the rear lots at the base of the coastal cliffs", and new 4th sentence "These are higher, with many extending up the sea cliff, and are long and narrow in shape"; 2nd and 3rd sentences, 2nd para. 2nd and 3rd sentences to read " Older (circa 1940s) buildings on the front lots tend to be ... and "Those older era buildings on the rear lots ..." ; 3rd para. 1st bullet "low building elevation of older era buildings and predominance of a second storey in the more modern or renovated buildings"; 2nd bullet "small building footprint and overall height of older era buildings and larger footprint in recent buildings.; new 3rd bullet "the high maintenance nature of many older era buildings".  Amend Rule B1.2.1 to permit double storey dwellings in Gore Bay. Reject Rule B1.2.2(dx) coverage. Amend Rule B1.2.3(x) to permit maximum height of 7m in Gore Bay. Amend map F1 to delete areas A and B.	Y
4	B J Johnston	Oppose in part	Amend Rule B1.2.2(dx) to 30% coverage. Reject B1.2.4(ax) recession planes. Require that design guidelines have greater community input.	Y
5	F J Cottrell	Oppose in part	That the Council records be noted as to the restrictive covenants affecting the titles to the Buxton Place properties.	N
6	C T Brown	Oppose in part	Amend Rule B1.2.3(x) to permit maximum height of 6m in Gore Bay. Reject B1.2.4(ax) recession planes. Amend Rule B1.2.2(dx) to 30% coverage.	Y
7	W and J Demeter	Oppose in part	Adopt Rule A3.2.5 and Rule B1.2.1(bx)(i) 600m2 minimum lot area. Amend Rule B1.2.1(bx)(ii) to permit double storey dwellings in Gore Bay. Retain the option of having a garage within the house structure. Reject maximum number of buildings provisions. Reject Rule B1.2.2(dx) coverage. Amend Rule B1.2.3(x) to permit maximum height of 7m in Gore Bay. Reject B1.2.4(ax) recession planes.	Y

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8	G Maxwell	Oppose	Reject the Plan Change.	Y
9	J E Thompson	Oppose in part	Amend Rule B1.2.3(x) and map F1 to provide a 5.5m height on 2nd rank sections (Moody St frontage). Amend Rule B1.2.1(bx)(ii) to permit basement garages on 2nd rank sections (Moody St frontage) where the garage does not face the road.	Y
10	P Somerville	Oppose in part	Adopt Plan Change in respect of Area A. Amend Rule B1.2.1(bx)(ii) to permit a double storey dwelling with a basement garage in Area B. Amend Rule B1.2.3(x)(ii) to permit maximum height of 8m in Area B.	N
11	Four Seas Trust	Oppose in part	Amend Policy 16.9 Explanation as follows: 1st para. 3rd sentence "The landform has given rise to a distinct character where the front sites are at a lower elevation to those at the base of the coastal cliffs"; and 2nd para. 2nd sentence "Buildings on the front lots tend to be centrally spaced allowing seaward view through and over from the rear". Reject Rule B1.2.1(bx)(ii) single storey dwellings in Area A. Reject Rule A3.2.5 and Rule B1.2.1(bx)(i) 600m2 minimum lot area. Amend Rule B1.2.3(x)(i) to permit maximum height of 7m in Area A. Reject Rule B1.2.2(dx) coverage. Reject B1.2.4(ax) recession planes.	Y
12	J and K Fitzharding-Jones	Oppose in part	Reject B1.2.4(ax) recession planes. Seek suitable independent expert input. Address inconsistencies with adjacent Tas. Address inconsistencies with other DP provisions e.g. Hanmer Springs.	Y
13	B J Turner	Oppose in part	Amend Rule B1.2.3(x) and map F1 to provide 4.5m height on Area A, 5.5m height on Area B, and 8m height on Area C (cliff foot). Reject Rule B1.2.2(dx) coverage. Amend Rule B1.2.1(bx)(ii) to exclude controls on garages and carports.	Y
14	C and M Dougherty	Oppose	Reject the Plan Change.	N
15	Mow Bow Trust	Oppose in part	Amend map F1 to delete areas A and B. Amend Rule B1.2.3(x) to permit maximum height of 7m in Gore Bay. Reject B1.2.4(ax) recession planes. Reject Rule B1.2.2(dx) coverage.	Y
16	Buxton Gore Bay Ltd	Support	Retain the Gore Bay urban area boundary.	Y
17	J Sorensen	Support	None stated.	N