

17th July 2013

Blair Devlin
Senior Policy Analyst
QLDC
Private Bag 50072
Queenstown 9348

Dear Blair,

PRIVATE PLAN CHANGE 46 – RESPONSE TO FURTHER INFORMATION REQUEST

We refer to your further information request dated 22nd May 2013 relating to Private Plan Change 46 and respond to each of the items raised in turn.

General Matters

1. You have sought clarification over the area of the site. We clarify that 3.3ha is open space; 2.6ha is new industrial land and 13.4ha is residential. The total site is therefore 19.3ha. The reports have been updated to reflect this.
2. We have included a tracked change version of the Industrial (B) Zone provisions as **Appendix D**. We confirm that no text changes are proposed to the Low Density Residential Zone but include a copy of the chapter for completeness.
3. A Structure Plan for inclusion in the District Plan has been prepared by Paterson Pitts and is now included at **Appendix C**. References to the Structure Plan throughout the plan change refer to this plan. However, the plan contained at **Appendix B** is still relevant in that it shows the residential area. The residential is proposed to be rezoned Low Density Residential and no structure plan for this area is proposed. Any reference to the residential land will therefor refer to the plan contained at **Appendix B**.

You have requested that a new rule is included requiring development to be in accordance with the Structure Plan. We consider that such a rule is unnecessary and direct you to rule 11.5.6 Ref 16, which relates to Structure Plans and reads:

All activities and development (including buildings and applications for ODP's) shall be in accordance with the relevant Structure Plan, except that:

- i. Any fixed road connection points shown on the relevant Structure Plan may be moved up to 20 metres;*
- ii. Any fixed roads shown on the relevant Structure Plan may be moved up to 50 metres in any direction in order to enable more practical construction or improved layouts and/or to allow for minor inaccuracies in plan drafting;*
- iii. The boundaries of any fixed open spaces shown on the relevant Structure Plan may be moved up to 5 metres;*

- iv. *All indicative road and any other elements shown as 'indicative' on the relevant Structure Plan may be moved or varied provided they are generally in accordance with and achieve the relevant Structure Plan and the relevant objectives and policies.*
- v. *Where a boundary (or boundaries) has been expressly approved as part of a subsequent, more detailed ODP, then that subsequent boundary (or boundaries) shall take precedence over that shown in the relevant Structure Plan.*

This rule provides for development of the Ballantyne Road Precinct to be undertaken in accordance with the proposed Structure Plan for that precinct.

4. You have requested a copy of the Structure Plan superimposed on an aerial photograph. We have provided you with an electronic copy of the Structure Plan in order that your GIS team can prepare this image.
5. You have requested an assessment of the proposed against the District Wide objectives and policies. The existing assessment against the District Wide objectives and policies that was contained at section 6.4 of the plan change has been expanded upon.
6. Objective 2 of the Low Density Residential Zone has been included in section 4.2.3 of the plan change as a relevant objective.
7. The road layout that was considered by MWH in their correspondence included at Appendix D of the plan change is that road layout originally submitted by Orchard Road Holdings Limited to plan change 36 and included at Appendix C of plan change 46. We have included next text in section 3.5.5 of the plan change to clarify this.

Baxter Design Group Landscape Report

An addendum has been prepared by Baster Design Group to address the issues raised in the further information request. This has been included at **Appendix J** of the plan change.

Abley Consultants Report

The matters relating to the Abley Consultants report have been addressed by Abley Consultants and are included as supplementary information at **Appendix L** of plan change 46.

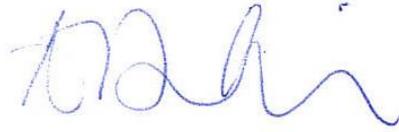
Reverse Sensitivity

The reverse sensitivity effects of the frost fighting fan have been considered at section 5.5 of the plan change.

We enclose a revised section 32 assessment and a revised set of appendices, which reflect the above changes. We would be grateful if you could replace the section 32 assessment and appendices originally submitted with this new set.

We trust this further information is sufficient to enable you to consider the plan change. If you wish to discuss any of the information provided in more detail please do not hesitate to contact me.

Yours faithfully



Alison Devlin

Enc.