

Appendix A - Relief sought

Provision (PDP decision version)	Reason for appeal	Relief sought
Chapter 4 urban Development		
Chapter 4	<p>For the reasons set out above, delete chapter 4 in its entirety and re-notify the chapter subject to a more comprehensive section 32 analysis being undertaken.</p> <p>The location of the UGB reflects current urban limit of Lake Hawea Township. SDL seek to extend the UGB south of Cemetery Road to provide for urban growth of the Lake Hawea Township.</p>	<p>Delete Chapter 4 insofar as this has consequences for the planning regime at Hawea due to the identification of the Lake Hawea Township Urban Growth Boundary (UGB); or</p> <p>Amend the location of the UGB to extend to adjacent Rural and Rural Residential land south of Cemetery Road, including the Submitter's Site, Lot 1 DP 304937.</p>
Chapter 22 Rural Residential and Rural Lifestyle		
Chapter 22	<p>This Chapter is opposed to the extent that the Site is not rezoned to Township zone or similar, as requested in this appeal.</p> <p>Specific objectives, policies and rules are opposed which do not support the objective and purpose of the zone, to achieve rural living opportunities.</p> <p>Specific provisions of concern include (but are not limited to):</p>	<p>Amend Chapter 22 to better provide for the primary objective and purpose of the Zone, being to enable rural living development. The PDP will not achieve its purpose if identified rural living areas are unnecessarily restricted from subdivision and development, for example by application of the Rural Character Landscape (RCL) provisions.</p>

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	Policy 22.2.1.4, 22.2.2.2, 22.2.3.1, Rules 22.5.12 (density)	
Chapter 27 Subdivision		
Rule 27.5.7 all subdivision defaults to RDA activity status	Subdivision within urban zones is anticipated and should be enabled through chapter 27, subject to appropriate matters of reserved control. Requiring RDA subdivision rather than controlled will result in a disconnect between the rules and the purpose of the Zone.	<p>Amend Rule 27.5.7 to a default controlled activity status for all zones unless otherwise specified.</p> <p>Zones to be included in a controlled activity status include;</p> <ol style="list-style-type: none"> 1. Lower Density Suburban Residential Zone; 2. Medium Density Residential Zone; 3. High Density Residential Zone; 4. Town Centre Zones; 5. Arrowtown Residential Historic Management Zone; 6. Large Lot Residential Zone; 7. Local Shopping Centre; 8. Business Mixed Use Zone; 9. Airport Zone – Queenstown. <u>10. Township Zones;</u>
Rule 27.5.8 All subdivision activities in the District's Rural Residential and Rural Lifestyle Zones	The default activity status for rural living subdivision is opposed on the basis there is no justification to remove the existing controlled activity regime. Matters of control should be reserved to those which are necessary to achieve the Chapter	Amend Rule 27.5.8 to provide a default controlled activity status and refine the listed matters of control to just those necessary to achieve the Chapter 22 purpose and objectives.

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	<p>22 overall purpose and objectives which are to enable rural living opportunities and maintain and enhance amenity landscape values</p>	
Planning Map 17 Hawea		
<p>Amend Planning Map 17 Hawea</p>	<p>Rezoning Lot 1 DP304937 as identified on Planning Map 17 from Rural Residential Zone to Township Zone, or a similar residential or urban zone is a more efficient and effective zoning of this land to meet demand for housing and address affordability issues relevant to Hawea and the wider District.</p> <p>(a) Any consequential, alternative or other amendments necessary to the Township Zone prior to its review through Stage 3 of the PDP and which will better achieve the PDP scheme and purpose, and / or site specific issues; or</p> <p>(b) That the Site be rezoned an interim zoning, which provides for a similar outcome to that achieved through a Township Zone, for example one of the notified residential zones;</p>	<p>Amend the zoning of Lot 1 DP 304937 on Planning Map 17 from Rural Residential to Township, or similar residential or urban zone.</p>

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	<p style="text-align: center;">or</p> <p>(c) That the Council confirm it will re-notify the Site as part of any Stage 3 Township Zone review, so as to enable SDL to pursue that relief through another stage.</p>	