

Appendix A – relief sought

Appeal Point #	Provision (PDP decision version)	Reason for appeal	Relief sought
	Chapter 6 Landscapes		
#1	<p>Part 6.2 Values - Last paragraph: Delete.</p> <p>Landscapes have been categorised into three classifications within the Rural Zone. These are Outstanding Natural Landscapes (ONL) and Outstanding Natural Features (ONF), where their use, development and protection are a matter of national importance under Section 6 of the RMA. The Rural Landscapes Classification (RLC) makes up the remaining Rural Zoned land and has varying types of landscape character and amenity values. Specific policy and assessment matters are provided to manage the potential effects of subdivision and development in these locations.</p> <p>Insert in Section 6.3</p> <p><u>Policy 6.3.3.A</u> <u>Provide a separate regulatory regime for the Wakatipu Basin Rural Amenity Zones, within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply.</u></p> <p><u>6.3.3B Classify the Open Space and Recreation zoned land located outside the Urban Growth Boundary as Outstanding Natural Landscape, Outstanding Natural Feature or Rural Character Landscape, and provide a separate regulatory framework for the Open Space and Recreation Zones within which the remaining policies of this chapter do not apply.</u></p> <p>Part 6.4 Rules - Delete:</p>	<p>Oppose in part</p> <p>The relationship between the provisions of Chapter 6 and Chapter 3 and the lower order chapters has been the subject of discussion at the hearings for Topic 1 (Strategic Directions) and Topic 2 (Landscapes), as part of Stage 1 of the District Plan Review. There is discrepancy between the two higher order chapters - for example, the Chapter 3 Strategic Objectives relating to rural landscapes do not reflect the same carve outs that are provided for in Chapter 6 (in relation to the application of the Landscape Classifications and associated policies to various rural and non-rural zones).</p> <p>Removal of the description of the Landscape Classifications contained within 6.2, the removal of rules 6.4.1.2 and 6.4.1.3, and the addition of Policy 6.3.3A is opposed, to the extent that these amendments create the uncertainty that the Landscape Classifications and associated provisions may apply to</p>	<p>Clarify how the policies established to manage the various landscapes of the District relate to the other chapters of the PDP, including to the Strategic Directions (Chapter 3), and the lower order chapters relating to the zones where landscapes are a relevant issue.</p> <p>Further consequential amendments may be required to the policies of Chapter 6 as decided in Stage 1, dependent on whether or not they are considered to apply to the Rural Zones and Wakatipu Basin.</p>

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	<p>6.4.1.2 The landscape categories apply only to the Rural Zone. The Landscape Chapter and Strategic Direction Chapter's objectives and policies are relevant and applicable in all zones where landscape values are at issue.</p> <p>6.4.1.3 The landscape categories assessment matters do not apply to the following within the Rural Zones:</p> <p>a. Ski Area Activities within the Ski Area Sub Zones.</p> <p>b. The area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps.</p> <p>c. The Gibbston Character Zone.</p> <p>d. The Rural Lifestyle Zone.</p> <p>e. The Rural Residential Zone.</p>	<p>development located outside of the Rural Zone, i.e. within the WBRAZ.</p> <p>Collectively the explanatory text and Rules 6.4.1.2 and 6.4.1.3 are important as they clarify the relationship between the Landscape Classifications and the various rural zones (including the WBRAZ), and specify the carves out that apply.</p> <p>However, the purpose of 6.2 is to set out the 'values' of the rural landscape resource and this is possibly not the right place to address the interpretation and application of the policies of Chapter 6.</p>	
Chapter 24 Wakatipu Basin			
#2	<p>24.1 Zone Purpose</p> <p>New paragraph 3</p>	<p>Oppose</p> <p>The Zone Purpose does not address the range of activities that are contemplated in the Zone other than rural living and rural activities. It is important to include reference to the range of non-residential and non-farming</p>	<p>Re-insert and rework the following paragraph from the Zone Purpose as notified (as a new paragraph 3 in the decision version Zone Purpose):</p> <p><u><i>A wide range of activities that rely on and seek to locate within the Wakatipu Basin are completed in the Rural Amenity Zone, including rural living at a variety of densities,</i></u></p>

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		activities such as commercial and tourism activities that can be provided for in the Wakatipu Basin in the introductory parts of the Chapter.	<u>recreation, commercial and tourism activities, as well as enabling farming and farming activities. There are also established industrial type activities that are based on rural resources or support rural type activities.</u>
#3	<p>Policy 24.2.1.1</p> <p><i>Require an 80 hectare minimum net site are be maintained within the Wakatipu Basin Rural Amenity Zone outside of the Precinct.</i></p>	<p>Oppose</p> <p>An 80ha minimum lot size in the WBRAZ is opposed and consequentially this policy should be deleted.</p> <p>Further, the focus of this policy should be on the maintenance of landscape character and visual amenity values.</p>	<p>Delete the PDP (decisions version) of the policy and reinstate the notified version with the amendments sought in original submission:</p> <p>Policy 24.2.1.1:</p> <p><i>Implement minimum and average lot sizes within the Wakatipu Basin Rural Amenity Zone and the Wakatipu Basin Lifestyle Precinct to protect maintain or enhance landscape character and visual amenity values.</i></p>
#4	<p>Policy 24.2.1.10</p> <p><i>Enable residential activity within building platforms created prior to 21 March 2019 subject to achieving appropriate standards.</i></p>	<p>Support in part</p> <p>The inclusion of a policy recognising existing building rights is supported, however the policy should not be date limited, as all approved development within the Wakatipu Basin should be enabled.</p>	<p>Amend Policy 24.2.1.10:</p> <p><i>Enable residential activity within <u>approved building platforms created prior to 21 March 2019</u>—subject to achieving appropriate standards.</i></p>
#5	<p>Policy 24.2.1.11</p> <p><i>Provide for activities, whose built form is subservient to natural landscape elements and that, in areas Schedule 24.8 identifies as having a sense of openness and</i></p>	<p>Oppose</p> <p>The wording of the policy is opposed as it ambiguous and poorly drafted. "Openness and</p>	<p>Delete policy 24.2.1.11.</p>

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	<i>spaciousness, maintain those qualities.</i>	<p>spaciousness" are words capable of wide interpretation and characteristics associated with Outstanding Natural Landscapes or Features.</p> <p>In particular, in the Wakatipu Basin Lifestyle Precinct (WBLP), the policy is inappropriate as it is difficult to see how a sense of "openness and spaciousness can be retained with a density of 1ha average".</p>	
#6	<p>Policy 24.2.4.8</p> <p><i>Encourage the removal of wilding exotic trees at the time of development.</i></p> <p>Policy 24.2.4.9</p> <p><i>Encourage the planting, retention and enhancement of indigenous vegetation that is appropriate to the area and planted at a scale, density, pattern and composition that contributes to native habitat restoration, particularly in locations such as gullies and riparian areas, or to provide stability.</i></p>	<p>Support in part</p> <p>The intention of these policies is supported as read together they provide sufficient policy direction regarding retention or removal of vegetation in the Zone.</p> <p>An amendment is proposed to policy 24.2.4.8 as it is not always appropriate or practical to remove wilding pines at the time of development. The policy should provide flexibility where appropriate and its focus should be on preventing wilding spread.</p> <p>An amendment is proposed to policy 24.2.4.9 as the policy should be general to all areas suitable for replanting.</p>	<p>Amend Policy 24.2.4.8:</p> <p><i>Encourage the removal of wilding exotic trees at the time of development, <u>in particular where there is a risk of wilding spread.</u></i></p> <p>Amend Policy 24.2.4.9</p> <p><i>Encourage the planting, retention and enhancement of indigenous vegetation that is appropriate to the area and planted at a scale, density, pattern and composition that contributes to native habitat restoration, particularly in locations such as gullies and riparian areas, or to provide stability</i></p>
#7	Policy 24.2.5.1	Oppose	Amend policy 24.2.5.1:

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	<p><i>Provide for rural living, subdivision, development and use of land where it maintains or enhances the landscape character and visual amenity values identified in Schedule 24.8 – Landscape Character Units.</i></p>	<p>The uncertainty created through the wording of this policy is opposed, as it subjects subdivision, use and development to maintaining or enhancing the values described within the landscape character units defined in Schedule 24.8. Within the WBLP development should be enabled in the first instance. The landscape character units are of greater importance for establishing the limits of appropriate development in the parts of the Wakatipu Basin with lower capacity to absorb development.</p>	<p><i>Provide for rural living, subdivision, development and use of land <u>within the Wakatipu Basin Lifestyle Precinct</u> where it maintains or enhances the landscape character and visual amenity values identified in Schedule 24.8 – Landscape Character Units.</i></p>
#8	<p>Policy 24.2.5.6</p> <p><i>Retain vegetation that contributes to landscape character and visual amenity values of the Precinct, provided it does not present a high risk of wilding spread.</i></p>	<p>Oppose</p> <p>Policy 24.2.5.6 is opposed as it reads as a blanket requirement to retain all vegetation within the Zone, which is not appropriate or likely to produce the best landscape outcomes in all cases.</p> <p>The retention of the two additional policies 24.2.4.8 and 24.2.4.9 (with the amendments discussed above) is supported as these policies are more specific and are considered appropriate guidance on vegetation management in the Zone.</p>	<p>Delete Policy 24.2.5.6</p>

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#9	<p>Table 24.1 – Activities in the Wakatipu Basin Rural Amenity Zone</p> <p>Rules 24.4.4, 24.4.6, 24.4.7, 24.4.8 and 24.4.18</p> <table border="1"> <thead> <tr> <th>Rule</th> <th>Table 24.1 – Activities in the WBRAZ</th> <th>Activity status</th> </tr> </thead> <tbody> <tr> <td colspan="3">Residential activities and buildings</td> </tr> <tr> <td>24.4.4</td> <td><i>The alteration of any lawfully established building used for residential activity.</i></td> <td><i>P</i></td> </tr> <tr> <td>24.4.6</td> <td> <i>The construction of buildings for residential activity that are located within a building platform approved by a resource consent and registered on the applicable Computer Freehold register before 21 March 2019.</i> <i>Control is reserved over:</i> <i>a. Landscape character;</i> <i>b. Visual amenity values</i> <i>c. Access;</i> <i>d. Infrastructure;</i> <i>e. Landform</i> </td> <td><i>C</i></td> </tr> </tbody> </table>	Rule	Table 24.1 – Activities in the WBRAZ	Activity status	Residential activities and buildings			24.4.4	<i>The alteration of any lawfully established building used for residential activity.</i>	<i>P</i>	24.4.6	<i>The construction of buildings for residential activity that are located within a building platform approved by a resource consent and registered on the applicable Computer Freehold register before 21 March 2019.</i> <i>Control is reserved over:</i> <i>a. Landscape character;</i> <i>b. Visual amenity values</i> <i>c. Access;</i> <i>d. Infrastructure;</i> <i>e. Landform</i>	<i>C</i>	<p>Oppose</p> <p>The blanket approach to construction of buildings across the Zone is opposed. The WBLP has been identified as having the capacity to absorb greater development than the remainder of the Zone. Buildings within the WBLP should be enabled without the requirement for resource consent, as the standards regarding building density, coverage, height, and setbacks are sufficient to ensure positive development outcomes.</p> <p>In the remainder of the Zone, buildings within approved building platforms should be permitted. There is no justification for requiring additional resource consent once a building platform has been approved and development is contemplated. Again, the standards regarding building density, coverage, height and setbacks will ensure development within approved building platforms maintains landscape character and amenity values.</p> <p>In respect of alterations to lawfully established buildings for non-residential purposes, it is</p>	<p>Amend Table 24.1 to include the following changes:</p> <table border="1"> <thead> <tr> <th>Rule</th> <th>Table 24.1 – Activities in the WBRAZ</th> <th>Activity status</th> </tr> </thead> <tbody> <tr> <td colspan="3">Residential activities and buildings</td> </tr> <tr> <td>24.4.4</td> <td><i>The alteration of any lawfully established building used for residential activity.</i></td> <td><i>P</i></td> </tr> <tr> <td><u>24.4.x</u></td> <td><u><i>The construction of buildings for residential activity within the Wakatipu Basin Lifestyle Precinct.</i></u></td> <td><u><i>P</i></u></td> </tr> <tr> <td>24.4.6</td> <td><i>The construction of buildings for residential activity within the <u>Wakatipu Basin Rural Amenity Zone</u> that are located within a building platform approved by a resource consent and registered on the applicable Computer Freehold register before 21 March 2019.</i></td> <td><i>P</i></td> </tr> </tbody> </table>	Rule	Table 24.1 – Activities in the WBRAZ	Activity status	Residential activities and buildings			24.4.4	<i>The alteration of any lawfully established building used for residential activity.</i>	<i>P</i>	<u>24.4.x</u>	<u><i>The construction of buildings for residential activity within the Wakatipu Basin Lifestyle Precinct.</i></u>	<u><i>P</i></u>	24.4.6	<i>The construction of buildings for residential activity within the <u>Wakatipu Basin Rural Amenity Zone</u> that are located within a building platform approved by a resource consent and registered on the applicable Computer Freehold register before 21 March 2019.</i>	<i>P</i>
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	<p><i>modification, landscaping and planting (existing and proposed).</i></p> <p>24.4.7 <i>The construction of buildings for residential activity that are not provided for in Rule 24.4.5 or 24.4.6 and are not contrary to Rule 24.4.8.</i></p> <p><i>Discretion is restricted to:</i></p> <p><i>a. Landscape character;</i></p> <p><i>b. Visual amenity values;</i></p> <p><i>c. Access;</i></p> <p><i>d. Infrastructure;</i></p> <p><i>e. Landform modification, landscaping and planting (existing and proposed);</i></p> <p><i>f. Natural hazards.</i></p>	RD	<p>considered that such alterations should be permitted, in line with Rule 24.4.4 for the alteration of buildings for residential activities.</p> <p>Control is reserved over:</p> <p>a. Landscape character;</p> <p>b. Visual amenity values</p> <p>c. Access;</p> <p>d. Infrastructure;</p> <p>e. Landform modification, landscaping and planting (existing and proposed).</p>
	<p>24.4.8 <i>The construction of buildings for residential activity outside a building platform approved by a resource</i></p>	NC	
	<p>24.4.7 <i>The construction of buildings for residential activity that are not provided for in <u>Rule 24.4.x</u>, Rule 24.4.5 or 24.4.6 and are not contrary to Rule 24.4.8.</i></p> <p><i>Discretion is restricted to:</i></p> <p><i>a. Landscape character;</i></p> <p><i>b. Visual amenity values;</i></p> <p><i>c. Access;</i></p>	RD	

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		<i>consent and registered on the applicable Computer Freehold Register on a site where there is such a building platform.</i>				<i>d. Infrastructure; e. Landform modification, landscaping and planting (existing and proposed); f. Natural hazards.</i>	
	Non-residential activities and buildings						
	24.4.18	<i>The construction and alteration of non-residential buildings not otherwise provided for in Table 24.1. Discretion is restricted to: a. Landscape character; b. Visual amenity values; c. Access; d. Natural hazards e. Infrastructure; f. Landform modification, landscaping and planting (existing and proposed);</i>	<i>RD</i>		24.4.8	<i>The construction of buildings for residential activity outside a building platform approved by a resource consent and registered on the applicable Computer Freehold Register on a site where there is such a building platform.</i>	<i>NC</i>
					Non-residential activities and buildings		
					<u>24.4.xx</u>	<u><i>The alteration of any lawfully established building used for non-residential activity</i></u>	<u><i>P</i></u>

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			24.4.18	<p><i>The construction and alteration of non-residential buildings not otherwise provided for in Table 24.1.</i></p> <p><i>Discretion is restricted to:</i></p> <ul style="list-style-type: none"> <i>a. Landscape character;</i> <i>b. Visual amenity values;</i> <i>c. Access;</i> <i>d. Natural hazards</i> <i>e. Infrastructure;</i> <i>f. Landform modification, landscaping and planting (existing and proposed);</i> 	RD
#10	<p>Clearance of exotic vegetation</p> <p>Rule 24.4.29</p> <p><i>Clearance, works within the root protection zone or significant trimming of exotic vegetation that is of a height greater than 4 metres.</i></p> <p><i>Discretion is restricted to:</i></p> <ul style="list-style-type: none"> <i>• The extent of clearance;</i> 	<p>Oppose</p> <p>The introduction of this new rule for the Zone requiring resource consent as a restricted discretionary activity for clearance, works within the root protection zone or significant trimming of exotic vegetation</p>	Delete Rule 24.4.9		

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	<ul style="list-style-type: none"> Trimming and works within the root protection zone; Replacement planting. <p>Activity status: RD</p>	greater than 4m in height is opposed. The rule is considered inefficient, difficult to administer and would act against the higher order objectives of the plan to avoid the spread of wilding trees and to also enhance natural ecosystems. The rule is sought to be deleted.	
#11	<p>Building Size and Building Coverage</p> <p>Rule 24.5.4 - Building Size</p> <p><i>Where a residential building is constructed within a building platform under Rule 24.4.6, the ground floor area of all buildings must not exceed 500m².</i></p> <p>Rule 24.5.5 Building coverage</p> <p><i>The ground floor area of all buildings not subject to Rule 24.5.4 must not exceed 15% of net site area, or 500m² ground floor area, whichever is lesser.</i></p>	<p>Support in part</p> <p>Amendments are sought to both rules so that the building size and coverage standards are assessed per individual building, to ensure the standards are not overly restrictive and provide for planning flexibility</p>	<p>Amend Rules 24.5.4 and 24.5.5 as follows:</p> <p>Rule 24.5.4 - Building Size</p> <p><i>Where a residential building is constructed within a building platform under Rule 24.4.6, the ground floor area of all buildings <u>any individual building</u> must not exceed 500m².</i></p> <p>Rule 24.5.5 Building coverage</p> <p><i>The ground floor area of all buildings <u>any individual building</u> not subject to Rule 24.5.4 must not exceed 15% of net site area, or 500m² ground floor area, whichever is lesser.</i></p>
#12	<p>Rule 24.5.7 – Height of buildings</p> <p>Rule 24.5.7.1 <i>The maximum height of buildings shall be 6m.</i> [non-compliance: RD]</p> <p>Rule 24.5.7.2 <i>The maximum height of buildings shall be 8m.</i> [non-compliance: NC]</p>	<p>Oppose</p> <p>The effect of the two rules is that it is a restricted discretionary activity to have a building between 6 and 8m in height. The proposed height limitation of 6m as a permitted activity is</p>	<p>Amend Rule 24.5.7 as follows:</p> <p>Rule 24.5.7.1 <i>The maximum height of buildings shall be 68m.</i> [non-compliance: RD]</p> <p>Rule 24.5.7.2 <i>The maximum height of buildings shall be 8m.</i></p>

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		considered overly restrictive. An 8m height limitation is more consistent with the ODP and PDP zones.	[non-compliance: NC]
#13	<p>Rule 24.5.8 – Setback from roads</p> <p><i>The minimum setback of any building from road boundaries shall be 75m in the Precinct and 20m elsewhere in the Rural Amenity Zone.</i></p> <p>[non-compliance: RD]</p>	<p>Oppose</p> <p>A 75m setback from road boundaries within the Lifestyle Precinct is opposed. The Lifestyle Precinct has been identified as having greater capacity for change, deriving in part from the nature of existing development undertaken in accordance with the Operative District Plan zoning. Imposing a setback 65m greater than under the existing regime will establish a meaningless standard that cannot be defended against the established environment in many instances.</p> <p>Moreover, having a standard of 20m for the Zone, outside of the Lifestyle Precinct, will exacerbate problems in the context of areas with supposedly high landscape qualities. Accordingly, it is considered more appropriate and practicably workable to rely on a 10m setback across the entire Zone.</p>	<p>Amend Rule 24.5.8 Setback from Roads, as follows:</p> <p><i>The minimum setback of any building from road boundaries shall be 75m in the Precinct and 20m elsewhere anywhere in the Rural Amenity Zone.</i></p> <p>[non-compliance: RD]</p>
#14	24.7 Assessment Matters – Restricted Discretionary Activities	Oppose	Delete provision 24.7.2

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	24.7.2 <i>All proposals for controlled activities or restricted discretionary activities will also be assessed as to whether they are consistent with the objectives and policies relevant to the identified matters of control or discretion (as applicable) in this chapter 24 as well as those in chapter 3 – Strategic direction; Chapter 4 – Urban Development; Chapter 6 – Landscapes and Character and Chapter 28 – Natural Hazards.</i>	The cross-references to the higher order strategic direction, urban development and landscape chapters are opposed. Without the specific amendments to the provisions of these higher order chapters, the existing chapters would create fundamental conflicts that would undermine the specific direction offered for the Wakatipu Basin Rural Amenity Zone through Chapter 24.	
Chapter 25 Earthworks			
#15	25.3.2.9: <i>Earthworks shall be calculated as follows:</i> <ol style="list-style-type: none"> <i>The maximum volume and area of earthworks shall be calculated per site, within any consecutive 12 month period.</i> <i>Volume shall mean the sum of all earth that is moved within a site and includes the total of any combined cut and fill. Refer to Interpretive Diagrams 25.1 to 25.3 located within Schedule 25.9</i> 	Support in part As earthworks are a dynamic process during the construction phase, it would assist in the understanding of the rule if volume was calculated at the completion of such work.	Amend provision 25.3.2.9, as follows: 25.3.2.9: <i>Earthworks shall be calculated as follows:</i> <ol style="list-style-type: none"> <i>The maximum volume and area of earthworks shall be calculated per site, within any consecutive 12 month period.</i> <i>Volume shall mean the sum of all earth that is moved within a site and includes the total of any combined cut and fill, <u>measured at the completion of that work</u>. Refer to Interpretive Diagrams 25.1 to 25.3 located within Schedule 25.9.</i>
#16	25.5.17 <i>Earthworks for farm tracks and access ways in the</i>	Support in part	Amend Rule 25.5.17 as follows:

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	<p><i>following Zones and Activity Areas shall comply with standards 25.5.18.1 to 25.5.18.3:</i></p> <ul style="list-style-type: none"> • <i>Rural Zone</i> • <i>Wakatipu Basin Rural Amenity Zone</i> • <i>Gibbston Character Zone</i> • <i>Jacks Point Zone Activity Areas:</i> <ul style="list-style-type: none"> - <i>Open Space Landscape</i> - <i>Open Space Golf</i> - <i>Open Space Amenity</i> - <i>Homesite</i> - <i>Education</i> - <i>Lodge</i> <p>25.5.17.1 <i>No farm track or access way shall have an upslope cut or batter greater than 1 metre in height.</i></p> <p>25.5.17.2 <i>All cuts and batters shall not be greater than 65 degrees.</i></p> <p>25.5.17.3 <i>The maximum height of any fill shall not exceed 2 metres.</i></p> <p><i>This standard shall not apply to roads.</i></p> <p>[non-compliance is restricted discretionary]</p>	<p>This exemption for roads from this rule is supported. However, the rule should be amended to clarify that private roads are also exempt.</p>	<p>25.5.17 <i>Earthworks for farm tracks and access ways in the following Zones and Activity Areas shall comply with standards 25.5.18.1 to 25.5.18.3:</i></p> <ul style="list-style-type: none"> • <i>Rural Zone</i> • <i>Wakatipu Basin Rural Amenity Zone</i> • <i>Gibbston Character Zone</i> • <i>Jacks Point Zone Activity Areas:</i> <ul style="list-style-type: none"> - <i>Open Space Landscape</i> - <i>Open Space Golf</i> - <i>Open Space Amenity</i> - <i>Homesite</i> - <i>Education</i> - <i>Lodge</i> <p>25.5.17.1 <i>No farm track or access way shall have an upslope cut or batter greater than 1 metre in height.</i></p> <p>25.5.17.2 <i>All cuts and batters shall not be greater than 65 degrees.</i></p> <p>25.5.17.3 <i>The maximum height of any fill shall not exceed 2 metres.</i></p> <p><i>This standard shall not apply to roads <u>and private roads</u>.</i></p> <p>[non-compliance is restricted discretionary]</p>
#17	<p>25.5.19 <i>Earthworks within 10m of the bed of any water body, or any drain or water race that flows to a lake or river, shall</i></p>	<p>Oppose</p> <p>The introduction of a more</p>	<p>Amend rule 25.5.19 as follows:</p> <p>25.5.19 <i>Earthworks within 40m <u>7m</u> of the</i></p>

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	<p><i>not exceed 5m³ in total volume, within any consecutive 12-month period. This rule shall not apply to:</i></p> <p>25.5.19.1 <i>any artificial water body (watercourse, lake, pond or wetland) that does not flow to a lake or river, including Lake Tewa within the Jacks Point Zone; or</i></p> <p>25.5.19.2 <i>Maintenance and repairing of existing hazard protection structures in and around a water body.</i></p> <p><i>[non-compliance status: restricted discretionary]</i></p>	<p>restrictive standard for earthworks near waterbodies is opposed, and amendments are sought which reflect the established position under the ODP.</p> <p>Where earthworks activities near waterbodies comply with the standards for erosion and sediment control, those activities should be considered to be appropriately managed, without the requirement for an additional and restrictive proximity rule.</p>	<p><i>bed of any water body, or any drain or water race that flows to a lake or river, shall not exceed 5m³ 20m³ in total volume, within any consecutive 12-month period. This rule shall not apply to:</i></p> <p>25.5.19.1 <i>any artificial water body (watercourse, lake, pond or wetland) that does not flow to a lake or river, including Lake Tewa within the Jacks Point Zone; or</i></p> <p>25.5.19.2 <i>Maintenance and repairing of existing hazard protection structures in and around a water body.</i></p> <p><i>[non-compliance status: restricted discretionary]</i></p>
#18	<p>Rule 25.5.21</p> <p><i>No more than 300m³ of Cleanfill shall be transported by road to or from an area subject to Earthworks.</i></p> <p><i>[non-compliance: restricted discretionary]</i></p>	<p>Oppose</p> <p>Rule 25.5.21 is opposed because its intention and the extent of its application are unclear, and its relationship to Rule 25.4.3 is unclear.</p> <p>It is accepted that cleanfill is a subset of earthworks, however this rule concerns the regulation of transportation of cleanfill, which does not fit appropriate within the Earthworks Chapter.</p>	<p>Delete Rule 25.5.21</p>
<p>Chapter 2 Definitions</p>			

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#19	<p>Earthworks:</p> <p><i>Means the disturbance of land by the removal or deposition on or change to the profile of land. Earthworks includes excavation, filling, cuts, root raking and blading, firebreaks, batters and the formation of roads, access, driveways, tracks and the deposition and removal of cleanfill.</i></p>	<p>Oppose</p> <p>The relationship between Rules 25.4.3 and 25.5.21 and the definition of earthworks is not supported.</p> <p>The inclusion of 'cleanfill' in the definition of 'earthworks' is opposed, should Rule 25.5.21 be retained, on the basis that 'cleanfill' is separately defined and supplemented by a separate discretionary activity rule regardless of volume.</p>	<p>1. In the first instance, delete Rule 25.5.21, in which case the decision version definition of 'earthworks' is accepted.</p> <p>2. Should Rule 25.5.21 be retained, remove reference to 'cleanfill' in the earthworks definition:</p> <p><i>Means the disturbance of land by the removal or deposition on or change to the profile of land. Earthworks includes excavation, filling, cuts, root raking and blading, firebreaks, batters and the formation of roads, access, driveways, <u>and</u> tracks and the deposition and removal of cleanfill.</i></p>
Chapter 27 Subdivision			
#20	<p>Rule 27.5.9</p> <p><i>All subdivision activities, unless otherwise provided for, in the Wakatipu Basin Rural Amenity Zone or the Wakatipu Basin Lifestyle Precinct.</i></p> <p><i>[Activity status: Restricted discretionary]</i></p> <p><i>Discretion is restricted to:</i></p> <p><i>a. Location of building platforms and accessways</i></p> <p><i>b. Subdivision design and lot layout including the location of boundaries, lot sizes and dimensions;</i></p> <p><i>c. Location, scale and extent of landform modification, and retaining structures;</i></p>	<p>Oppose</p> <p>The activity status for subdivision within the WBLP should not be the same as the activity status for subdivision in the WBRAZ. The WBLP has been identified following detailed mapping of landscape values and character units as having generally a greater capacity to absorb development. The Standards regarding lot density, building size, coverage, height and</p>	<p>1. Amend Rule 27.5.9 to refer only to subdivision in the WBRAZ:</p> <p>Rule 27.5.9</p> <p><i>All subdivision activities, unless otherwise provided for, in the Wakatipu Basin Rural Amenity Zone or, <u>excluding</u> the Wakatipu Basin Lifestyle Precinct.</i></p> <p><i>[Activity status: Restricted discretionary]</i></p> <p>...</p> <p>2. Insert new Rule 27.5.9A to make subdivision within the WBLP a controlled</p>

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	<p>d. Property access and roading;</p> <p>e. Esplanade provision;</p> <p>f. Natural and other hazards;</p> <p>g. Firefighting water supply and access;</p> <p>h. Water supply;</p> <p>i. Network utility services, energy supply and telecommunications;</p> <p>j. Open space and recreation provision;</p> <p>k. Ecological and natural landscape features;</p> <p>l. Historic Heritage features;</p> <p>m. Easements;</p> <p>n. Vegetation removal, and proposed planting;</p> <p>o. Fencing and gates;</p> <p>p. Wastewater and stormwater management;</p> <p>q. Connectivity of existing and proposed pedestrian networks, bridle paths, cycle networks;</p> <p>r. Adverse cumulative impacts on ecosystem services and nature conservation values.</p>	<p>setbacks, are considered an appropriate mechanism to ensure development within the WBLP maintains landscape character and amenity values, without further discretion being required by Council.</p>	<p>activity:</p> <p>Rule 27.5.9A</p> <p><u>All subdivision activities within the Wakatipu Basin Lifestyle Precinct.</u></p> <p><u>[Activity status: Controlled]</u></p> <p><u>Control is limited-to:</u></p> <p><u>a. Location of building platforms;</u></p> <p><u>b. the effect of the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces;</u></p> <p><u>c. the effects of and on infrastructure provision.</u></p> <p><u>d. Orientation of lots to optimise solar gain</u></p>
	Planning Maps		
#21	Planning Maps 13d and 26	<p>Support</p> <p>The zoning of the Land as WBLP is supported as the appropriate zoning for this Land within the Wakatipu Basin, should the</p>	<p>The zoning of the Land as WBLP is supported, subject to the amendment to Chapter 24 and 27 proposed in this appeal.</p>

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		Variation be retained. Any 'down-zoning' of the Land to a lower density or to WBRAZ is opposed.	