

Appendix A - Relief sought

Provision (PDP decision version)	Reason for appeal	Relief sought
Entire PDP Issues - Hawea specific		
Staging approach and rezoning	The approach to staging the review is opposed, as this results in landowners incurring unnecessary costs and time and potentially missing out on relief which is available to them. In particular the approach to identifying UGBs prior to establishment and identification of Township and other living zones is opposed given that UGBs are being identified without knowing the full extent and location of urban areas and their zoning capacity.	Place Chapter 4 and all decisions on planning maps on hold, pending the outcome of future stages of the PDP confirming all zonings; or Place Chapter 4 and all decisions on planning maps on hold, pending the outcome of Township rezoning; or Reconsider the zoning of land which is now affected by the placement of UGBs, in particular rural land adjacent to the proposed Hawea UGB on Planning Map 37. This land is requested to be rezoned to a Township or similar residential / urban zoning as a consequence of removal and / or amendment of the location of the UGB as sought in relief below.
Chapter 3 Strategic Direction – Hawea Specific		
Strategic policy 3.3.13	This policy is opposed on the basis that as per submission in relation to urban growth boundaries, it is considered inefficient and ineffective in this District to control and constrain urban development through UGBs on planning maps	Delete Strategic policy 3.3.13
Strategic Policy 3.3.14 Apply Urban growth Boundaries (UGBs)	Identifying UGBs around current developed land, rather than	Delete Strategic Policy 3.3.14

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around the urban areas in the Wakatipu Basin (including Jack's Point), Wanaka and Lake Hawea Township. (relevant to S.O. 3.2.2.1)	future developable land will exacerbate housing shortage and affordability issues in the District. Requiring the avoidance of urban development beyond UGBs will stagnate future appropriate development and will restrict responsive planning for community needs, which is required under the NPS UDC	
Strategic Policy 3.3.15 Locate urban development of the settlements where no UGB is provided within the land zoned for that purpose. (relevant to S.O. 3.2.1.8, 3.2.2.1, 3.2.3.1, 3.2.5.1 and 3.2.5.2)	The policy is meaningless given that all development should proceed according to a particular underlying Zone purpose.	Delete Strategic Policy 3.3.15
Chapter 4 Urban Development – Hawea Specific		
Chapter 4	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	Delete Chapter 4 insofar as this has consequences for the planning regime at Hawea due to the identification of the Hawea UGB.
Provisions pertaining to control of urban development via UGBs Objective 4.2.1; 4.2.2A; 4.2.2B and associated policies	For the reasons identified above, UGBs identified on planning maps are considered to be a blunt instrument which will inhibit future appropriate planning and development. Provisions specific to control of urban development through UGB identification on planning maps do not better assist a planning regime which lends itself to quality built environment outcomes	Delete Objective 4.2.1; 4.2.2A; 4.2.2B and associated policies, or otherwise amend to provide a planning regime to enable and support appropriate urban development outcomes without UGB mechanisms.

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	and which provide for social and community wellbeing.	
<p>Upper Clutha Basin Specific Policies 4.2.2.22 and 4.2.2.23</p> <p>4.2.2.22 Define the urban Growth boundaries for Wanaka and Lake Hawea Township, as shown on the District Plan maps that:</p> <ul style="list-style-type: none"> a. are based on existing urbanised areas; b. identify sufficient areas of urban development and the potential intensification of existing urban areas to provide for predicted visitor and resident population increases in the upper Clutha basin over the planning period; c. have community support as expressed through strategic community planning processes; d. utilise the Clutha and Cardrona Rivers and the lower slopes of Mt. Alpha as natural boundaries to the growth of Wanaka; and e. avoid sprawling and sporadic urban development across the 	<p>These two policy suites exemplify the issues with urban growth planning according to UGB mapping. The identification of UGBs based upon existing urbanised areas does not provide for future feasible and realistic development over the short, medium, and long terms, as is required by the NPS UDC. Applying UGBs to those areas around brownfield development constrains existing settlements even where there are significant growth pressures. Requiring that 'further investigations' be undertaken before land outside of UGBs is developed will mean that the Council cannot adopt quickly and respond adaptively to changes in growth pressures and predictions. This is also contrary to the proposed RPS and the NPSUDC.</p>	<p>Delete policies 4.2.2.22 and 4.2.2.23 or otherwise amend to provide a planning regime to enable and support appropriate urban development outcomes without UGB mechanisms.</p>

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<p>rural areas of the upper Clutha basin.</p> <p>4.2.2.23 Rural land outside of the urban Growth boundaries is not used for urban development until further investigations indicate that more land is needed to meet demand for urban development in the upper Clutha basin and a change to the Plan amends the urban Growth boundary and zones additional land for urban development purposes.</p>		
Chapter 27 Subdivision		
<p>Rule 27.5.7 all subdivision defaults to RDA activity status</p>	<p>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 applicable to the Zone and the purpose of the Zone.</p>	<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;

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		<p>9. Airport Zone – Queenstown.</p> <p>10. Township Zones;</p> <p>11. Rural Residential;</p> <p>12. Rural Lifestyle.</p>
Planning Map 17 Hawea		
<p>Planning Map 17 Hawea</p>	<p>As discussed above, the identification of UGBs on planning maps is considered a blunt instrument and disabling of responsive planning outcomes. Particular examples of where UGBs are located on planning maps in inappropriate locations, and where this will constrain future appropriate development include on Map 17 (Hawea). This UGB has been included in response to a community association submission, rather than any definitive evidence in terms of the effects of short, medium, and long term housing supply planning. Constraining development to just those urbanised areas already will inevitably lead to requirements for further plan changes and amendments, and which is therefore an inefficient planning mechanism.</p>	<p>Amend all planning maps within the PDP to remove Urban Growth Boundaries, and / or;</p> <p>In particular, amend Planning Map 17 (Hawea) to remove the identified Urban Growth Boundary, and / or;</p> <p>Amend Planning Map 17 (Hawea) to relocate the Urban Growth Boundary to take into account suitable developable land beyond the already built environment of the Township.</p>