

## Appendix A - Relief sought;

Provision (PDP decision version)	Reason for appeal	Relief sought
<b>Chapter 9 High Density Residential</b>		
<p>Policy 9.2.3.2</p> <p>Ensure the amenity values of neighbours are adequately maintained.</p>	<p>The decision version of policy 9.2.3.2 is in contradiction of the objective 9.2.3 and earlier policy 9.2.3.1, which both envisage appropriate and further development within the HDR Zone. There is no expectation that amenity values if neighbours should be maintained in the HDR Zone, where those are subject to change- particularly on unbuilt sites. If the policy is to be retained it would be better amended so as to adequately manage adverse effects on amenity values with respect to specific identified standards and design limitations.</p>	<p>Delete policy 9.2.3.2</p>
<p>Rule 9.5.1.3</p> <p>Within the area specified on the planning maps on the south side of Frankton Road (SH6A), the highest point of any building shall not exceed the height above sea level of the nearest point of the road carriageway centreline</p>	<p>The amended Rule 9.5.1.3 partially achieves the relief set out by the Submitter in its submission, however does not recognise the development intentions of the original ODP Rule. The Rule should also be limited to apply only tin the same areas as under the ODP Rule, namely from Cecil Paper Road to the Site.</p>	<p>Amend Rule 9.5.13 as follows:</p> <p>Within the area specified on the planning maps on the south side of Frankton Road (SH6A), the highest point of any building shall <u>not exceed more than one story in height above the height above sea level of the nearest point of the Frankton road carriageway centreline, limited to a length of 16m parallel to the Road.</u></p> <p>(noncompliance status – RD)</p>
<p>Rule 9.5.3.3</p>	<p>The amended Rule 9.5.3.3 partially achieves the relief set out</p>	<p>Amend Rule 9.5.3.3 as follows:</p>

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<p>Within the area specified on the planning maps on the south side of Frankton Road (SH6A), the highest point of any building shall not exceed the height above sea level of the nearest point of the road carriageway centreline</p>	<p>by the Submitter in its submission, however does not recognise the development intentions of the original ODP Rule. The Rule should also be limited to apply only in the same areas as under the ODP Rule, namely from Cecil Paper Road to the Site.</p>	<p>Within the area specified on the planning maps on the south side of Frankton Road (SH6A), the highest point of any building shall <u>not exceed more than one story in height above the height above sea level of the nearest point of the Frankton road carriageway centreline, limited to a length of 16m parallel to the Road.</u></p> <p>(noncompliance status – RD)</p>
<p>Notification 9.6.2</p>	<p>The above site specific exceptions in the ODP also included non-notification specific provisions, which have not been carried through into the PDP. These are sought to be re— included.</p>	<p>Add the following:</p> <p><u>9.6.2.3 Development in respect of Rules 9.5.1.3 and 9.5.3.3 shall not be publicly notified. In forming an opinion as to whether any adjoining properties are adversely affected, any adverse effects permitted by the development consented under RM040624 and RM081099 may be disregarded, whether or not these consents have lapsed.</u></p>
<p><b>Chapter 27 subdivision</b></p>		
<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</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>

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	applicable to the Zone and the purpose of the Zone.	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>  <u>11. Rural Residential;</u>  <u>12. Rural Lifestyle.</u>
<p>Rule 27.10</p> <p>Applications for all controlled and restricted discretionary activities shall not require the written approval of other persons and shall not be notified or limited notified except:</p> <p>a. where the site adjoins or has access onto a State Highway;</p>	<p>The protection of the State Highway is adequately achieved through separate policies which assure its efficient and safe functioning. The application of this policy could be broader for notification than just to NZTA.</p>	<p>Amend Rule 27.10 as follows:</p> <p>Applications for all controlled and restricted discretionary activities shall not require the written approval of other persons and shall not be notified or limited notified except:</p> <p><del>a. where the site adjoins or has access onto a State Highway;</del></p>

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<b>Planning Map 32 and 37 Queenstown</b>		
	Any amendments required consequentially to the annotation of planning maps 32 and 37, identifying the application of site specific rules 9.5.13 and 9.5.3.3above, should be included.	Amend planning maps 32 and 37 consequentially as necessary.