

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Informal Further Particulars Y = Required	Response												
Wakatipu Equities Ltd ENV-2019-CHC-065-028 Topic 30 Wakatipu Basin Text	Amend Table 24.1 (and consequentially amend related provisions) to provide for activities which were permitted or controlled activities under the ODP Rural Residential Zone to also be permitted or controlled under the Wakatipu Basin Rural Amenity Zone – for example, any construction, alteration and addition to a building which would have been a controlled activity under Section 8 of the ODP should be enabled as a controlled activity through the Chapter 24 rules.			Y Appellant to provide detailed wording for amendment sought	The Appellant considers that the relief sought could be achieved using the wording in one of the options below, or similar wording so as to achieve the relief sought in the Appeal: Option A: Insert a new rule into Table 24.1: <table border="1" data-bbox="2190 579 2867 779"> <thead> <tr> <th></th> <th>Table 24.1</th> <th>Activity Status</th> </tr> </thead> <tbody> <tr> <td>24.4.x</td> <td>The construction, alteration or addition of buildings for residential activity not provided for in Rule 24.4.4 or Rule 24.4.5.</td> <td>Controlled</td> </tr> </tbody> </table> <p>And consequentially delete Rules 24.4.6, 24.4.7, 24.4.8, 24.4.25, and 24.4.26.</p> <p>Or</p> Option B: Amend Rule 24.4.6 as follows: <table border="1" data-bbox="2190 1052 2867 1419"> <thead> <tr> <th></th> <th>Table 24.1</th> <th>Activity Status</th> </tr> </thead> <tbody> <tr> <td>24.4.6</td> <td>The construction, alteration or addition of buildings for residential activity not provided for in Rule 24.4.4 or Rule 24.4.5 that are located within a building platform approved by a resource consent and registered on the applicable Computer Freehold Register before 21 March 2019.</td> <td>Controlled</td> </tr> </tbody> </table> <p>And consequentially delete Rules 24.4.7, 24.4.8, 24.4.25, and 24.4.26.</p>		Table 24.1	Activity Status	24.4.x	The construction, alteration or addition of buildings for residential activity not provided for in Rule 24.4.4 or Rule 24.4.5.	Controlled		Table 24.1	Activity Status	24.4.6	The construction, alteration or addition of buildings for residential activity not provided for in Rule 24.4.4 or Rule 24.4.5 that are located within a building platform approved by a resource consent and registered on the applicable Computer Freehold Register before 21 March 2019.	Controlled
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Wakatipu Equities Ltd ENV-2019-CHC-065-053 Topic 30 Wakatipu Basin Text	Delete Rule 27.6.1 (as it relates to the Wakatipu Basin) and replace with a discretionary subdivision regime.		Amend Rule 27.6.1 as follows: Rural Wakatipu Basin Wakatipu Basin Rural Amenity Zone No minimum 80ha Wakatipu Basin Lifestyle Precinct 6000m2 1.0ha minimum average <u>Precinct Zone A – 4000m2 average</u> <u>Precinct Zone B – 1 ha average</u>	Y Appellant to provide wording for the discretionary subdivision regime sought.	<p>The appellant wishes to clarify that it has sought two alternative options for relief in regards to the activity status of subdivision and minimum lot sizes in the WBRAZ/WBLP.</p> <p>Relief Option A is:</p> <p>1. Amend Rule 27.5.9 as follows:</p> <table border="1" data-bbox="2190 554 2861 756"> <tr> <td data-bbox="2190 554 2297 583">27.5.9</td> <td data-bbox="2306 554 2772 688">All subdivision activities, unless otherwise provided for, in the Wakatipu Basin Rural Amenity Zone or Wakatipu Basin Lifestyle Precinct.</td> <td data-bbox="2781 554 2861 583">RD C</td> </tr> <tr> <td colspan="3" data-bbox="2190 737 2861 756">...</td> </tr> </table> <p>AND</p> <p>2. Amend Rule 27.6.1 as follows:</p> <table border="1" data-bbox="2190 894 2792 1247"> <thead> <tr> <th data-bbox="2190 894 2332 924">Zone</th> <th data-bbox="2341 894 2792 924">Minimum Lot Area</th> </tr> </thead> <tbody> <tr> <td data-bbox="2190 930 2332 1024">Rural Wakatipu Basin</td> <td data-bbox="2341 930 2792 1024">Wakatipu Basin Rural Amenity Zone <u>No minimum 80ha</u></td> </tr> <tr> <td data-bbox="2190 1031 2332 1247"></td> <td data-bbox="2341 1031 2792 1247">Wakatipu Basin Lifestyle Precinct <u>Precinct Zone A – 4000m2 average</u> <u>Precinct Zone B – 1 ha average</u> 6000m² 1.0ha minimum average</td> </tr> </tbody> </table> <p>Relief Option B is:</p> <p>1. Amend Rule 27.5.9 as follows:</p> <table border="1" data-bbox="2190 1415 2861 1650"> <tr> <td data-bbox="2190 1415 2297 1444">27.5.9</td> <td data-bbox="2306 1415 2772 1549">All subdivision activities, unless otherwise provided for, in the Wakatipu Basin Rural Amenity Zone or Wakatipu Basin Lifestyle Precinct.</td> <td data-bbox="2781 1415 2861 1444">RD D</td> </tr> <tr> <td colspan="3" data-bbox="2190 1587 2861 1650">Discretion is restricted to: ...</td> </tr> </table> <p>AND</p> <p>2. Insert new Rule 27.5.9.x :</p>	27.5.9	All subdivision activities, unless otherwise provided for, in the Wakatipu Basin Rural Amenity Zone or Wakatipu Basin Lifestyle Precinct.	RD C	...			Zone	Minimum Lot Area	Rural Wakatipu Basin	Wakatipu Basin Rural Amenity Zone <u>No minimum 80ha</u>		Wakatipu Basin Lifestyle Precinct <u>Precinct Zone A – 4000m2 average</u> <u>Precinct Zone B – 1 ha average</u> 6000m² 1.0ha minimum average	27.5.9	All subdivision activities, unless otherwise provided for, in the Wakatipu Basin Rural Amenity Zone or Wakatipu Basin Lifestyle Precinct.	RD D	Discretion is restricted to: ...		
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Wakatipu Equities Ltd ENV-2019-CHC-065-056 Topic 31 Wakatipu Basin Rezoning	Amend Landscape Character Units 8 and 11 to reflect the ability of the Appellant's Land to absorb effects of further rural living subdivision and development.			Y Appellant to provide amended wording sought for 24.8.	Amend the wording for LCU 8 and 11 as set out in the attached marked up version of the decision version of Chapter 24, or similar wording to give effect to the relief sought in the Appeal. Refined amendments may be required to accord with any landscape expert opinion presented by the Appellant and/or Council and submitters.												
Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067-028 Topic 30 Wakatipu Basin Text	Amend Table 24.1 (and consequentially amend related provisions) to provide for activities which were permitted or controlled activities under the ODP Rural Residential Zone to also be permitted or controlled under the Wakatipu Basin Rural Amenity Zone – for example, any construction, alteration and addition to a building which would have been a controlled activity under Section 8 of the ODP should be enabled as a controlled activity through the Chapter 24 rules.			Y Appellant to provide detailed wording for amendment sought	See Row 1.												
Arrowtown Lifestyle Retirement Village ENV-2019-CHC-067-053 Topic 30 Wakatipu Basin Text	Delete Rule 27.6.1 (as it relates to the Wakatipu Basin) and replace with a discretionary subdivision regime.		Amend Rule 27.6.1 as follows: Rural Wakatipu Basin Wakatipu Basin Rural Amenity Zone No minimum 80ha Wakatipu Basin Lifestyle Precinct 6000m ² 1.0ha minimum average	Y Appellant to provide wording for the discretionary subdivision regime sought.	See row 2.												

QLDC PDP STAGE 2 APPEALS: INFORMAL FURTHER PARTICULARS REQUESTS: ANDERSON LLOYD CLIENTS

Appellant Name Appeal Point Topic	Summary of Relief	Detailed Relief (where relevant)	Alternative Relief (where relevant)	Informal Further Particulars Y = Required	Response
			<u>Precinct Zone A – 4000m2 average</u> <u>Precinct Zone B – 1 ha average</u>		
McFadgen L ENV-2019-CHC-068-024 Topic 30 Wakatipu Basin Text	Amend Table 24.1 (and consequentially amend related provisions) to provide for activities which were permitted or controlled activities under the ODP Rural Residential Zone to also be permitted or controlled under the Wakatipu Basin Rural Amenity Zone – for example, any construction, alteration and addition to a building which would have been a controlled activity under Section 8 of the ODP should be enabled as a controlled activity through the Chapter 24 rules.			Y Appellant to provide detailed wording for amendment sought	See Row 1.
McFadgen L ENV-2019-CHC-068-049 Topic 30 Wakatipu Basin Text	Delete Rule 27.6.1 (as it relates to the Wakatipu Basin) and replace with a discretionary subdivision regime.		Amend Rule 27.6.1 as follows: Rural Wakatipu Basin Wakatipu Basin Rural Amenity Zone No minimum 80ha Wakatipu Basin Lifestyle Precinct 6000m2 1.0ha minimum average <u>Precinct Zone A – 4000m2 average</u> <u>Precinct Zone B – 1 ha average</u>	Y Appellant to provide wording for the discretionary subdivision regime sought.	See row 2.
Slopehill Joint Venture ENV-2019-CHC-074-028 Topic 30 Wakatipu Basin Text	Amend Table 24.1 (and consequentially amend related provisions) to provide for activities which were permitted or controlled activities under the ODP Rural Residential Zone to also be permitted or controlled under the Wakatipu Basin Rural Amenity Zone – for example, any construction, alteration and addition to a building which would have been a controlled activity under Section 8 of the ODP should be enabled as a controlled activity through the Chapter 24 rules.			Y Appellant to provide detailed wording for amendment sought	See Row 1.
Slopehill Joint Venture ENV-2019-CHC-074-053 Topic 30 Wakatipu Basin Text	Delete Rule 27.6.1 (as it relates to the Wakatipu Basin) and replace with a discretionary subdivision regime.		Amend Rule 27.6.1 as follows: Rural Wakatipu Basin Wakatipu Basin Rural Amenity Zone No minimum 80ha Wakatipu Basin Lifestyle Precinct 6000m2 1.0ha minimum average	Y Appellant to provide wording for the discretionary subdivision regime sought.	See row 2.

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			<u>Precinct Zone A – 4000m2 average</u> <u>Precinct Zone B – 1 ha average</u>		
Slopehill Joint Venture ENV-2019-CHC-074-056 Topic 31 Wakatipu Basin Rezoning	Amend Landscape Character Unit 11 to reflect the ability of the Appellant's Land to absorb effects of further rural living subdivision and development.			Y Appellant to provide amended wording sought for 24.8.	Amend the wording for LCU 11 as set out in the attached marked up version of the decision version of Chapter 24, or similar wording to give effect to the relief sought in the Appeal. Refined amendments may be required to accord with any landscape expert opinion presented by the Appellant and/or Council and submitters.
MacColl D ENV-2019-CHC-075-028 Topic 30 Wakatipu Basin Text	Amend Table 24.1 (and consequentially amend related provisions) to provide for activities which were permitted or controlled activities under the ODP Rural Residential Zone to also be permitted or controlled under the Wakatipu Basin Rural Amenity Zone – for example, any construction, alteration and addition to a building which would have been a controlled activity under Section 8 of the ODP should be enabled as a controlled activity through the Chapter 24 rules.			Y Appellant to provide detailed wording for amendment sought	See Row 1.
MacColl D ENV-2019-CHC-075-053 Topic 30 Wakatipu Basin Text	Delete Rule 27.6.1 (as it relates to the Wakatipu Basin) and replace with a discretionary subdivision regime.		Amend Rule 27.6.1 as follows: Rural Wakatipu Basin Wakatipu Basin Rural Amenity Zone No minimum 80ha Wakatipu Basin Lifestyle Precinct 6000m2 1.0ha minimum average <u>Precinct Zone A – 4000m2 average</u> <u>Precinct Zone B – 1 ha average</u>	Y Appellant to provide wording for the discretionary subdivision regime sought.	See row 2.
MacColl D ENV-2019-CHC-075-056 Topic 31 Wakatipu Basin Rezoning	Amend Landscape Character Unit 13 to reflect the ability of the Appellant's Land to absorb effects of further rural living subdivision and development.			Y Appellant to provide amended wording sought for 24.8.	Amend the wording for LCU 13 as set out in the attached marked up version of the decision version of Chapter 24, or similar wording to give effect to the relief sought in the Appeal. Refined amendments may be required to accord with any landscape expert opinion presented by the Appellant and/or Council and submitters.
Monk R ENV-2019-CHC-082-006 Topic 30 Wakatipu Basin Text	Delete Rule 27.6.1 (as it relates to the Wakatipu Basin) and replace with a discretionary subdivision regime.		Amend Rule 27.6.1 as follows: Rural Wakatipu Basin Wakatipu Basin Rural Amenity Zone No minimum 80ha Wakatipu Basin Lifestyle Precinct	Y Appellant to provide wording for the discretionary subdivision regime sought.	See row 2.

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			6000m ² -4000m ² minimum <u>average</u> 1.0ha minimum average		
Monk R ENV-2019-CHC-082-008 Topic 31 Wakatipu Basin Rezoning	Apply a minimum lot density of 4000m ² to McDonnell Land (Lot 3 DP 506191) and the entirety of Landscape Character Unit 24.			Y Appellant to provide wording to achieve the density that goes with the rezoning request.	The appellant considers that specific wording is not required to achieve the relief sought. The relief will be achieved if: 1. The relief sought in appeal point 8 to rezone Lot 3 DP 506191 and the land within LCU 24 to WBLP is achieved; and 2. The relief sought in appeal point 6 to amend the minimum lot area in the WBLP to 4000m ² minimum average is achieved.
Williamson S ENV-2019-CHC-084-002 Topic 30 Wakatipu Basin Text	Amend Policies 24.2.1.1 - 24.2.1.13 so it is clear that this policy suite applies only to the Rural Amenity Zone (excluding the Lifestyle Precinct).			Y Appellant to provide wording sought to amendments to policies 24.2.1.1 - 24.2.1.13.	The relief sought is: 1. Amend the introductory text under 24.2 as follows: <i><u>Objective 24.2.1 and related policies apply to the Rural Amenity Zone only (excluding the Precinct). Objectives 24.2.21 to 24.2.4 and related policies apply to the Precinct and to the balance of the Rural Amenity Zone. Objective 24.2.5 and related policies apply to the Precinct only.</u></i> AND 2. Add the following text under 24.2.1 (before the policies are listed): <i><u>Objective 24.2.1 applies to the Rural Amenity Zone only (excluding the Precinct).</u></i> AND 3. Amend policy 24.2.1.4 as follows: 24.2.1.4 <i>Maintain or enhance the landscape character and visual amenity values associated with the Rural Amenity Zone including the Precinct and surrounding landscape context by: ...</i>
Williamson S ENV-2019-CHC-084-005 Topic 30 Wakatipu Basin Text	Amend Objective 24.2.5 to acknowledge that the landscape character and visual amenity values of the Lifestyle Precinct will change over time.			Y Ask appellant to specify the wording sought.	Amend Objective 24.2.5 as follows:] <i><u>24.2.5 Rural living opportunities in the Precinct are enabled, provided landscape character and visual amenity values are maintained or enhanced, while acknowledging the identified character and values may change and be added to over time.</u></i>

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Williamson S ENV-2019-CHC-084-006 Topic 30 Wakatipu Basin Text	Amend Policy 24.2.5.1 to acknowledge that the landscape character and visual amenity values of the Lifestyle Precinct will change over time.			Y Ask appellant to specify the wording sought.	Amend Policy 24.2.5.1 as follows: 24.2.5.1 <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, while acknowledging the identified character and values may change and be added to over time.</i>
Barnhill Corporate Trustee ENV-2019-CHC-086-062 Topic 30 Wakatipu Basin Text	Delete Rule 27.6.1 (as it relates to the Wakatipu Basin) and replace with a discretionary subdivision regime.		Amend Rule 27.6.1 as follows: Rural Wakatipu Basin Wakatipu Basin Rural Amenity Zone No minimum 80ha Wakatipu Basin Lifestyle Precinct 6000m2 1.0ha minimum average Precinct Zone A – 4000m2 average Precinct Zone B – 1 ha average Morven Ferry Subzone – 4000m2 average	Y Appellant to provide wording for the discretionary subdivision regime sought.	See row 2.
Morven Ferry Ltd ENV-2019-CHC-088-062 Topic 30 Wakatipu Basin Text	Delete Rule 27.6.1 (as it relates to the Wakatipu Basin) and replace with a discretionary subdivision regime.		Amend Rule 27.6.1 as follows: Rural Wakatipu Basin Wakatipu Basin Rural Amenity Zone No minimum 80ha Wakatipu Basin Lifestyle Precinct 6000m2 1.0ha minimum average Precinct Zone A – 4000m2 average Precinct Zone B – 1 ha average Morven Ferry Subzone – 4000m2 average	Y Appellant to provide wording for the discretionary subdivision regime sought.	See row 2.
Taylor M and J ENV-2019-CHC-093-005 Topic 30 Wakatipu Basin Text	Amend Table 24.1 (and consequentially amend related provisions) to provide for activities which were permitted or controlled activities under the ODP Rural Residential Zone to also be permitted or controlled under the Wakatipu Basin Rural Amenity Zone – for example, any construction, alteration and addition to a building which would have been a controlled activity under Section 8 of the ODP should be enabled as a controlled activity through the Chapter 24 rules.			Y Appellant to specify the wording sought.	See row 1.

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Taylor M and J ENV-2019-CHC-093-009 Topic 30 Wakatipu Basin Text	Insert new assessment criteria into 24.7.7 that ensure that community activities occurring the Wakatipu Basin Rural Amenity Zone must be for the principal benefit of the local community and that the benefits can be clearly identified and demonstrated.			Y Appellant to specify the wording sought.	Amend Assessment Matter 24.7.7 as follows: 24.7.7 Non-residential activities <i>Where the proposal achieves:</i> <i>a. An appropriate scale and intensity of the activity in the context of the amenity and character of the surrounding area including reference to the identified elements set out in Schedule 24.8 – Landscape Character Units for the relevant landscape character unit.</i> <i>b. Adequate visual amenity for neighbouring properties and from public places.</i> <i>c. Minimisation of any noise, odour and dust.</i> <i>d. Access that maintains the safety and efficiency of the roading and trail network.</i> <i>e. For Community Activities, where the proposal is for the <u>primary benefit of the local community, and that benefit can be identified and demonstrated.</u></i>
Henley Downs Farm Holdings Ltd and Henley Downs Land Holdings Ltd ENV-2019-CHC-095-006 Topic 28 Transport	Amend Rule 29.4.11 to exempt any new subdivision or development that is provided for as a permitted or controlled activity within the Jacks Point Zone; or in the manner detailed below: High Traffic Generating Activities <i>Any new land-use or subdivision activity, including changes in use that exceeds the traffic generation standards or thresholds set out in Table 29.5, <u>except where the associated trip generation and transport effects of the proposed land use or subdivision are the same, similar, or less, in character, intensity and scale, to those identified in an existing resource consent or district plan provisions that were approved on the basis of an Integrated Transport Assessment. This rule shall not apply to any land use or subdivision activity that is otherwise provided for as a permitted or controlled activity in the Jacks Point Zone via Chapters 41 and 27 of this Plan.</u></i>			Y Appellant to provide clarification. Red text in 'summary of relief' is not underlined in relief sought in appeal, but is new text compared to the decision version. Clarity is needed on whether red text is requested as part of the appeal (and it was an error that it is not underlined), or if it was included in the relief sought by mistake	The Appellant confirms the red text was included in the relief sought by error. The relief sought by the Appellant is as follows: Amend Rule 29.4.11 to exempt any new subdivision or development that is provided for as a permitted or controlled activity within the Jacks Point Zone; or in the manner detailed below: High Traffic Generating Activities <i>Any new land-use or subdivision activity, including changes in use that exceeds the traffic generation standards or thresholds set out in Table 29.5. <u>This rule shall not apply to any land use or subdivision activity that is otherwise provided for as a permitted or controlled activity in the Jacks Point Zone via Chapters 41 and 27 of this Plan.</u></i>