

## Appendix A - Relief sought

Provision (PDP decision version)	Reason for appeal	Relief sought
<b>Chapter 3 Strategic Direction</b>		
3.3.24	This policy seeks to control cumulative effects of rural lifestyle development where this results in the area becoming 'no longer rural in character'. Ensure this policy is not applicable to rural living zones or the WB Precinct as this would otherwise undermine the purpose of those zones	Clarify strategic policy 3.3.24 does not apply to rural living zones or the WB Precinct, including the Site.
3.3.32	Ensure this policy is not applicable to rural living zones or the WB Precinct as this would otherwise undermine the purpose of those zones	Clarify strategic policy 3.3.32 does not apply to rural living zones, or the WB Precinct or otherwise amend the policy to better enable rural living and subdivision.
New policy 3.3.2x	The current policy 3.3.22 recognises the need to 'provide for rural living opportunities in appropriate locations'. This is the only positive policy which acknowledges the existence and benefits of rural living development. In light of the new objective and policy suite sought in Chapter 24, which further recognises the benefits of rural living development, it is important that this is also recognised at the strategic level. The specifics of these provisions are to be addressed further in Stage 2, however given the uncertainties of the Council's approach to staging the District Plan, also form part of this appeal	<b>3.3.2.xx New Policy –</b> <u>Recognise and provide for the amenity, social, cultural, and economic benefits of rural living development</u>

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<b>Chapter 6 Landscapes</b>		
Values 6.2	The open character of rural land is a key element of the landscape character that can be vulnerable to degradation from subdivision, development and non-farming activities. The prevalence of large farms and landholdings contributes to the open space and rural working character of the landscape. The predominance of open space over housing and related domestic elements is a strong determinant of the character of the District's rural landscapes.	Amend to <u>recognise that diversification of rural land use beyond historical agricultural use can provide for positive social cultural and environmental benefits. (strategic objective 3.2.1.8)</u>
6.3.3 Provide a separate regulatory regime for the Gibbston Valley (identified as the Gibbston Character Zone), Rural Residential Zone, Rural Lifestyle Zone and the Special 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 unless otherwise stated. (3.2.1.1, 3.2.1.7, 3.2.1.8, 3.2.5.2, 3.3.20-24, 3.3.32).	Clarify that landscape categories do not apply to RR, RLZ, Wakatipu Basin Lifestyle Precinct and special zones as those are areas which have been identified as suitable for further development. Clarify whether 'special zones' is useful terminology specifically refer to other resort zones. There is no logical basis for the inclusion of rural living zones, including the Wakatipu Basin Lifestyle Precinct in the RCL overlay as this provides for an unnecessary layer of landscape planning assessment over an area which has been specifically identified as suitable for further rural living subdivision and development	6.3.3 Provide a separate regulatory regime for the Gibbston Valley (identified as the Gibbston Character Zone), Rural Residential Zone, Rural Lifestyle Zone and the Special 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 <del>unless otherwise stated.</del> (3.2.1.1, 3.2.1.7, 3.2.1.8, 3.2.5.2, 3.3.20-24, 3.3.32).
Policies 6.3.19 – 6.3.29 (managing activities in Rural	Clarify that rural living zones are excluded from assessment against	Clarify that rural living zones and the WB Precinct are excluded

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character Landscapes)	these policies, or otherwise amend to enable rural living development to occur within those rural living zones or the WB Precinct, and in particular, the Site.	from assessment against 6.3.19 -6.3.29, or otherwise amend those policies to ensure an efficient rural living development regime for Chapter 22 is achieved.
<b>Chapter 22 Rural Residential and Rural Lifestyle</b>		
Policy 22.2.1.4	This policy is an unnecessary repetition of provisions included in Chapter 6 and is uncertain in its application as to what development constitutes being 'near' ONL / ONFs. The policy should be limited to adverse effects on views to ONLs / ONFs if it is to be retained.	Delete policy 22.2.1.4 or otherwise amend to clarify what is near an ONL / ONF
Rule 22.4.11 Visitor Accommodation	<p>The Councils decision is to make visitor accommodation a discretionary activity and has not accepted the submissions seeking this to be a RD Activity.</p> <p>Note that stage 2 visitor accommodation only deals with short term stays through the new definitions and rules relating to residential visitor accommodation and homestays. The decisions on Chapter 22 remain relevant for visitor accommodation generally i.e. for stays beyond 90 days.</p>	<p>Amend Rule 22.4.11 to provide for visitor accommodation as a restricted discretionary activity, where Councils discretion is restricted to:</p> <ul style="list-style-type: none"> <li>- <u>Impacts on the amenity values of neighbouring properties</u></li> <li>- <u>Traffic generation, access and parking</u></li> <li>- <u>Noise</u></li> <li>- <u>Signs and lighting</u></li> </ul> <p><u>The external appearance, bulk and scale of building</u></p>
Rule 22.5.12 Residential Density: Rural Lifestyle Zone	There is no justification for the limitation of one unit per building platform, where in most instances building platforms are large	Amend Rule 22.5.12.1 to provide for two residential units per building platform

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	(1000m <sup>2</sup> ) and through innovative design can lead to better outcomes in terms of provision of greater housing opportunities and a mix of housing types in the District. The specifics of these provisions are to be addressed further in Stage 2, however given the uncertainties of the Council's approach to staging the District Plan, also form part of this appeal	
<b>Chapter 27 Subdivision and Development</b>		
Rule 27.5.8 all subdivision within the RR and RL zones – as a restricted discretionary activity	Wide discretion created within the RL zone relating to the location and size of building platforms, in respect to visibility, landscape and amenity effects. The scope of this discretion is considered to undermine the realisation of yield under the min and average lot sizes, which may not be attainable under this discretion.	Amend Rule 27.5.8 to provide for a controlled activity status in rural living zones
Provision 27.10 – Non-Notification	Subdivision within rural living zones should be non-notified on the basis that those areas are identified as capable of absorbing effects of further rural living subdivision and development	Include rural living zones in 27.10 non-notification of subdivision