

## Appendix 6 – Summary of consultation and changes made from 30 June 2021 to 27 August 2021

- 13 July 2021 Workshop held for residents to outline ongoing updates being undertaken on the Village Design Guidelines and obtain input. Key queries and discussion focused on the following:
- *How building form, massing and density will be controlled*
  - *How site coverage would be determined and administered*
  - *How parking would be controlled and will this be included in the design Guidelines*
- 15 July 2021 Meeting held with Residential Precinct Committee (**RCP**) to discuss progress and updates being made to the CDP in relation to the feedback received 28 May 2021. The following were the key points of discussion:
- *How parking, both development related and visitor, will be provided for and administered.*
  - *The ongoing development of concept design examples, to provide residents an insight as to how the revised Design Guidelines would steer built outcome within the Village.*
  - *Progress in relation to the updated Design Guidelines development*
  - *The development of a vision document*
  - *Updated CDP documents*
  - *The development of site coverages and how they are to be administered.*
- 22 July 2021 QLDC convened and facilitated a meeting on with Jacks Point, parties and members of the residential precinct committee, to clarify remaining issues/points of contention, and positions with regards to the section 293 process. The following issues were recorded by the Council as being outstanding issues at that point in time:
- *Expansion of the Village to the west of Lake Tewa*
  - *Confidence that the land uses provided in the Village will be delivered and that the quantum is reasonable*
  - *Query whether there is a need to provide for retirement villages specifically in the CDP.*
  - *QLDC and RPC seek that land owned by RCL to the eastern side of Maori Jack Road be classified and Residential, not Mixed Use (as sought by RCL).*
  - *Confidence that design outcomes will be certain and in compliance with the CDP and Design Guidelines*
  - *More clarity and certainty sought in the CDP standards*
  - *Public access to Lake Tewa*
  - *Rational for the primary road alignment and retail frontage area*
  - *Method in which land uses within buildings is prescribed*
  - *Provision for non-accessory car parking*

- *Scope of changes to chapter 41*
- *Spatial extent of Village – just existing Village Activity Area, or expansion over Education Activity Area also.*

- 22 July 2021 CDP update meeting held for residents that included the presentation of the Architectural vision prepared for M-4, M-5. As a study of how the updated design guidelines would guide and prescribe design within the village (Appendix 7 to the Summary Document of Section 293 Proposal)
- 27 July 2021 Meeting was held with RPC to present the Architectural vision prepared for M-4, M-5, discuss further work being progressed on the Design Guidelines and to provide an update on changes being made to the draft CDP in response to the feedback received to date. An alternate draft CDP plan featuring reduced boundaries and the deletion of VA on the western shores of Lake Tewa was tabled for discussion.
- 4 August 2021 Written feedback received from the RPC on the alternate CDP plan presented to the RPC 27 July 2021. Key queries included the following:
- *How will the site coverages for the E and Village activity areas and the individual sites within them be calculated and administered?*
  - *How will the car parking provisions be administered, and how has the area provided for visitor parking been calculated?*
  - *What is the planning basis for changing the E land to JPV.*
  - *Will the design standards to be administered by the DRB include the District Plan (DP) Chapter 41 provisions that apply to the CDP?*
  - *What is the legal mechanism to be inserted into the DP, that will be applied to ensure that developers comply with the activity area rules and the DRB approval.*
- 4 August 2021 Meeting held with the RPC to discuss the feedback received (August 4) on the alternate CDP plan. The queries raised were addressed, and written responses from JPV were provided (Appendix 1) and reviewed. Agreement was reached that the alternate CDP plan would be the basis to go forward into a section 293 process:
- 10 August 2021 Workshop was held with QLDC on the revised CDP plan Boundaries, the structure of CDP, the standards, the introduction of the activity table and alterations to the provisions
- 11 August 2021 Workshop held with QLDC Planners on the revised CDP plan Boundaries, the structure of CDP, the standards, the introduction of the activity table and alterations to the provisions
- 11 August 2021 Meeting held with Richard Brabant to discuss the proposed alternate CDP plan and associated documentation. Possible amendments to the CDP structure and content were discussed.

13 August 2021 Revised CDP package of plans and updated supporting documents issued to the Council, RPC and parties.

The key changes made from the 19 March 2021 version of the CDP to address the matters raised during consultation included:

- *A reduction to the boundary of the Village CDP to include largely the approved Village and Education Activity Area.*
- *The removal of the proposed Visitor Accommodation on the western shore of Lake Tewa.*
- *The removal of the proposed public open space areas on the western shore of Lake Tewa.*
- *The reduction of the overall area of the CDP from 49ha down to approximately 25ha.*
- *The introduction of specific maximum site coverages for each of the Land Use Areas*
- *The identification of designated visitor parking areas*
- *More extensive public access to the eastern shores of Lake Tewa is mandated.*
- *The redrafting of the associated changes to Chapter 41 to provide “minimum changes” with most of the controls relating to the CDP incorporated into the CDP.*

21 August 2021 Revised CDP package of plans and updated supporting documents featuring the revised boundaries issued to residents. (same version as 13 August)