

Chapter 22

Rural Residential-Rural Lifestyle

This table identifies provisions subject to and consequentially affected by appeals:

Provision Subject To Appeal (identified in red text in the relevant chapter/s)	Appellant Court Number	Consequentially Affected Provisions
Objective 22.2.1	Royal Forest and Bird Protection Society of New Zealand ENV-2018-CHC-133 (further particulars received)	
Policy 22.2.1.4	Darby Planning Limited ENV-2018-CHC-150 Bill and Jan Walker Family Trust & others ENV-2018-CHC-099 Waterfall Park Developments Limited ENV-2018-CHC-124 Mt Christina Limited ENV-2018-CHC-103	
Objective 22.2.2	Matakauri Lodge Ltd ENV-2018-CHC-066	
Policy 22.2.2.1	Matakauri Lodge Ltd ENV-2018-CHC-066	
Policy 22.2.2.2	Darby Planning Limited ENV-2018-CHC-150 Bill and Jan Walker Family Trust & others ENV-2018-CHC-099 Waterfall Park Developments Limited ENV-2018-CHC-124 (relief withdrawn)	Objective 4.2.1 Objective 4.2.1 Strategic Policy 3.3.14
Policy 22.2.2.3	Matakauri Lodge Ltd ENV-2018-CHC-066	
Policy 22.2.2.4	Matakauri Lodge Ltd ENV-2018-CHC-066	

<p>Policy 22.2.3.1</p>	<p>Darby Planning Limited ENV-2018-CHC-150 (relief withdrawn)</p> <p>Bill and Jan Walker Family Trust & others ENV-2018-CHC-099 (relief withdrawn)</p> <p>Waterfall Park Developments Limited ENV-2018-CHC-124 (relief withdrawn)</p>	
<p>Rule 22.4.10</p>	<p>Darby Planning Limited ENV-2018-CHC-150 (relief withdrawn)</p> <p>Mt Christina Limited ENV-2018-CHC-103</p>	
<p>Rule 22.5.5.1</p>	<p>Darby Planning Limited ENV-2018-CHC-150 (relief withdrawn)</p>	
<p>Rule 22.5.12.1</p>	<p>Darby Planning Limited ENV-2018-CHC-150 (relief withdrawn)</p> <p>Bill and Jan Walker Family Trust & others ENV-2018-CHC-099</p> <p>Waterfall Park Developments Limited ENV-2018-CHC-124 (relief withdrawn)</p> <p>Mt Christina Limited ENV-2018-CHC-103 (relief withdrawn)</p>	
<p>Rule 22.5.12.2</p>	<p>Barbara Kipke ENV-2018-CHC-072</p> <p>Bill and Jan Walker Family Trust & others ENV-2018-CHC-099</p> <p>Waterfall Park Developments Limited ENV-2018-CHC-124 (relief withdrawn)</p>	
<p>Rule 22.5.12.3</p>	<p>Barbara Kipke ENV-2018-CHC-072</p>	

	<p>Bill and Jan Walker Family Trust & others ENV-2018-CHC-099</p> <p>Waterfall Park Developments Limited ENV-2018-CHC-124 (relief withdrawn)</p>	
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This table identifies new provisions sought to be added:

Appellant Court Number	Provision/s Sought to be Added into Chapter 22
Lesley and Jerry Burdon ENV-2019-CHC-091	<p>Insert new site specific Objectives, Policies and Rules for the Glen Dene Rural Lifestyle Zone as follows:</p> <p><u>22.2.xx - The Glen Dene Rural Lifestyle Zone</u> <u>Rural living development is enabled in a way that protects and maintains the outstanding natural landscape and visual amenity values as experienced from Makarora - Lake Hawea Road, the Lake Hawea Township and Lake Hawea.</u></p> <p><u>22.2.xx.x Policies</u></p> <p><u>22.2.xx.x The subdivision design, identification of building platforms and associated mitigation measures shall ensure that built form and associated activities within the zone are inconspicuous when viewed from Makarora - Lake Hawea Road, the Lake Hawea Township and Lake Hawea. Measures to achieve this include:</u></p> <ul style="list-style-type: none"> <u>a) prohibiting development over the sensitive areas of the zone via building restriction areas;</u> <u>b) appropriately locating building platforms within the zone so they are minor components within the landscape vistas of the zone, including restrictions on future building bulk and recessive colour tones;</u> <u>c) the identification of residential curtilage areas;</u> <u>d) using native vegetation to assist visual screening of development.</u> <p><u>22.2.xx.x Maintain and enhance indigenous vegetation and ecosystems within building restriction area. This shall include appropriate on-going controls to manage and remove pest and weed species.</u></p> <p><u>Rule 22.x.x The maximum number of residential building platforms permitted within The Glen Dene Rural Lifestyle Zone is five (including one building platform encompassing the existing residential dwelling). Non-compliance with this rule to be a non-complying activity.</u></p> <p><u>Rule 22.x.x The maximum height of all buildings within 'The Glen Dene' Rural Lifestyle Zone shall be 5m. Non-compliance with this rule to be a non-complying activity.</u></p> <p><u>Rule 22.x.x At the time a resource consent is lodged for building platform and/or future dwelling within the Glen Dene Rural Lifestyle Zone, a vegetation management plan for the building restriction area within that property shall be submitted to Council for approval. This shall include:</u></p> <ul style="list-style-type: none"> <u>a) the identification of areas of native vegetation to be retained, expanded, and enhanced;</u> <u>b) a vegetation maintenance regime; and</u> <u>c) mechanisms to eliminate pests and weeds</u> <p><u>Noncompliance with this rule to be a non-complying activity.</u></p> <p><u>Rule 22.2.x The maximum number of new vehicle crossings onto the State Highway within the Glen Dene Rural Lifestyle Zone is one. Noncompliance with this rule to be a non-complying activity.</u></p> <p>Insert a new Glen Dene Structure Plan in Chapter 22.</p>

Allenby Farms Limited ENV-2018-CHC-148	New objectives and policies and rules are proposed to be added to Chapter 22 to provide for the overall objective of the MIPRL Zone, Being: <u>Rural lifestyle development is comprehensively planned with particular regard for the ecological and landscape values of the setting on Mt Iron outstanding natural feature.</u>
Matakauri Lodge Ltd ENV-2018-CHC-066	Reinsert the following policy deleted in the Decision: <u>Encourage visitor accommodation only within the specified visitor accommodation subzone areas and control the scale and intensity of these activities</u>
Matakauri Lodge Ltd ENV-2018-CHC-066	Reinsert the notified controlled activity rule (deleted in the Decision) for visitor accommodation and matters of control set out in that rule.
Matakauri Lodge Ltd ENV-2018-CHC-066	Reinstate the notified visitor accommodation building coverage rule (deleted in the Decision)
Matakauri Lodge Ltd ENV-2018-CHC-066	Reinstate the non-notification rule for controlled activity visitor accommodation (deleted in the Decision).
Bill and Jan Walker Family Trust & others ENV-2018-CHC-099	Insert a new objective and policies (22.2.x) which recognise and provide for the Ladies Mile gateway precinct, ensures that rural residential activities can develop in this area while recognising the importance of the SH6 functioning, and reflecting existing development which has occurred on and near Ladies Mile.
Bill and Jan Walker Family Trust & others ENV-2018-CHC-099	Insert a new Table 7 specifically to address development within the Ladies Mile area.
Royal Forest and Bird Protection Society of New Zealand ENV-2018-CHC-133	Insert a new policy: <u>Any development including subdivision shall avoid adverse effects on SNA's and avoid undermining the integrity of nature conservation values.</u>
Waterfall Park Developments Limited ENV-2018-CHC-124	Insert new site specific provisions in a new table as per the submission (paragraph 3.6.1© of submission, pages 15-16 of Appendix B to the appeal): <u>Table xx Ayrburn Rural Residential Zone</u>

Note: the annotations in this chapter reflect the Council's interpretation of the provisions affected by appeals.

22.1

Zone Purpose

There are four rural zones in the District. The Rural Zone is the most extensive of these. The Gibbston Valley is recognised as a special character area for viticulture production and the management of this area is provided for in Chapter 23: Gibbston Character Zone. Opportunities for rural living activities are provided for in the Rural-Residential and Rural Lifestyle Zones.

The Rural Residential and Rural Lifestyle zones provide residential living opportunities on the periphery of urban areas and within specific locations amidst the Rural Zone. In both zones a minimum allotment size is necessary to maintain the character and quality of the zones and the open space, rural and natural landscape values of the surrounding Rural Zone.

While development is anticipated in the Rural Residential and Rural Lifestyle zones, the district is subject to natural hazards and, where applicable, it is anticipated that development will recognise and manage the risks of natural hazards at the time of subdivision or the identification of building platforms.

Rural Residential Zone

The Rural Residential zone generally provides for development at a density of up to one residence every 4000m². Some Rural Residential areas are located within visually sensitive landscapes. Additional provisions apply to development in some areas to enhance landscape values, indigenous vegetation, the quality of living environments within the zone and to manage the visual effects of the anticipated development from outside the zone, particularly from surrounding rural areas, lakes and rivers. The potential adverse effects of buildings are controlled by bulk and location, colour and lighting standards and, where required, design and landscaping controls imposed at the time of subdivision.

Rural Lifestyle Zone

The Rural Lifestyle zone provides for rural living opportunities with an overall density of one residential unit per two hectares across a subdivision. Building platforms are identified at the time of subdivision to manage the sprawl of buildings, manage adverse effects on landscape values and to manage other identified constraints such as natural hazards and servicing. The potential adverse effects of buildings are controlled by height, colour and lighting standards.

Many of the Rural Lifestyle zones are located within sensitive parts of the district's distinctive landscapes. While residential development is anticipated within these zones, provisions are included to manage the visual prominence of buildings, control residential density and generally discourage commercial activities. Building location is controlled by the identification of building platforms, bulk and location standards and, where required, design and landscaping controls imposed at the time of subdivision.

The Deferred Rural Lifestyle (Buffer) zone east of Dalefield Road places limits on the expansion of rural lifestyle development at that location.

The 'Hawthorn Triangle' Rural Lifestyle Zone bordered by Speargrass Flat, Lower Shotover and Domain Roads defines an existing settlement of properties. The adjoining Rural Lifestyle zoned areas within the Wakatipu Basin identify the potential for further limited residential development, within the density limits set out in the provisions¹.

¹Greyed out text indicates the provision is subject to variation and is therefore not part of the Hearing Panel's recommendations.

22.2

Objectives and Policies

- 22.2.1 **Objective - The District's landscape quality, character and amenity values are maintained and enhanced while enabling rural living opportunities in areas that can absorb development.**

Objective 22.2.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Objective 22.2.1: Maintain and enhance the <u>Maintain and enhance the</u> the District's landscape quality, character and visual amenity and nature conservation values are maintained and enhanced while enabling rural living opportunities in areas that can <u>avoid detracting from those landscapes</u> absorb development.	Royal Forest and Bird Protection Society of New Zealand ENV-2018-CHC-133 (as per further particulars received)	

- Policies
- 22.2.1.1 Ensure the visual prominence of buildings is avoided, remedied or mitigated particularly development and associated earthworks on prominent slopes, ridges and skylines.
- 22.2.1.2 Set density and building coverage standards in order to maintain rural living character and amenity values and the open space and rural qualities of the District's landscapes.
- 22.2.1.3 Allow for flexibility of the density provisions, where design-led and innovative patterns of subdivision and residential development, roading and planting would enhance the character and amenity values of the zone and the District's landscapes.
- 22.2.1.4 **Manage anticipated activities that are located near Outstanding Natural Features and Outstanding Natural Landscapes so that they do not diminish the qualities of these landscapes and their importance as part of the District's landscapes.**

Policy 22.2.1.4 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Policy 22.2.1.4	Darby Planning Limited ENV-2018-CHC-150 Bill and Jan Walker Family Trust & others ENV-2018-CHC-099	

	Waterfall Park Developments Limited ENV-2018-CHC-124	
	Mt Christina Limited ENV-2018-CHC-103	
Delete Policy 22.2.1.4 or otherwise amend to clarify what is near an ONL / ONF.	Bill and Jan Walker Family Trust & others ENV-2018-CHC-099	

- 22.2.1.5 Maintain and enhance landscape values and amenity values within the zones by controlling the colour, scale, location and height of permitted buildings and in certain locations or circumstances require landscaping and vegetation controls.
- 22.2.1.6 Lights be located and directed so as to avoid glare to other properties, roads, and other public places and to avoid degradation of views of the night sky.
- 22.2.1.7 Have regard to fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision, development and any landscaping.
- 22.2.1.8 Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.

22.2.2 Objective - The predominant land uses within the Rural Residential and Rural Lifestyle Zones are rural and residential activities.

Objective 22.2.2 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Reinstate notified Objective 22.2.2.	Matakauri Lodge Ltd ENV-2018-CHC-066	

Policies 22.2.2.1 Enable residential and farming activities in both zones, and provide for community and visitor accommodation activities which, in terms of location, scale and type, community are compatible with and enhance the predominant activities of the relevant zone.

Policy 22.2.2.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Reinstate notified Policy 22.2.2.1.	Matakauri Lodge Ltd ENV-2018-CHC-066	

22.2.2.2 Any development, including subdivision located on the periphery of residential and township areas, shall avoid undermining the integrity of the urban rural edge and where applicable, the urban growth boundaries.

Policy 22.2.2.2 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Policy 22.2.2.2	Darby Planning Limited ENV-2018-CHC-150 Bill and Jan Walker Family Trust & others ENV-2018-CHC-099 Waterfall Park Developments Limited ENV-2018-CHC-124 (relief withdrawn)	Objective 4.2.1 Objective 4.2.1 Strategic Policy 3.3.14

22.2.2.3 Discourage commercial, community and other non-residential activities, including restaurants, visitor accommodation and industrial activities, that would diminish amenity values and the quality and character of the rural living environment.

Policy 22.2.2.3 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Reinstate notified Policy 22.2.2.3.	Matakauri Lodge Ltd ENV-2018-CHC-066	

22.2.2.4 The bulk, scale and intensity of buildings used for visitor accommodation activities are to be commensurate with the anticipated development of the zone and surrounding residential activities.

Policy 22.2.2.4 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Reinstate notified Policy 22.2.2.4.	Matakauri Lodge Ltd ENV-2018-CHC-066	

22.2.3 **Objective** - New development does not exceed available capacities for servicing and infrastructure.

Policies 22.2.3.1 Discourage new development that requires servicing and infrastructure at a cost to the community.

Policy 22.2.3.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Policy 22.2.3.1	<p>Darby Planning Limited ENV-2018-CHC-150 (relief withdrawn)</p> <p>Bill and Jan Walker Family Trust & others ENV-2018-CHC-099 (relief withdrawn)</p> <p>Waterfall Park Developments Limited ENV-2018-CHC-124 (relief withdrawn)</p>	

22.2.3.2 Ensure traffic generated by new development does not compromise road safety or efficiency.

22.2.4 **Objective** - Sensitive activities conflicting with existing and anticipated rural activities are managed.

Policies 22.2.4.1 Recognise existing and permitted activities, including activities within the surrounding Rural Zone might result in effects such as odour, noise, dust and traffic generation that are established, or reasonably expected to occur and will be noticeable to residents and visitors in rural areas.

- 22.2.5 **Objective** - Bob's Cove Rural Residential Sub-Zone - Residential Development is comprehensively-planned with ample open space and a predominance of indigenous vegetation throughout the zone.
- 22.2.5.1 Ensure at least 75% of the zone is retained as undomesticated area and at least 50% of this area is established and maintained in indigenous species such that total indigenous vegetation cover is maintained over that area.
- 22.2.5.2 Ensure there is open space in front of buildings that remains generally free of vegetation to avoid disrupting the open pastoral character of the area and the lake and mountain views.

22.2.6 **Objective** - Bob's Cove Rural Residential Zone - The ecological and amenity values of the Bob's Cove Rural Residential zone are maintained and enhanced.

- 22.2.6.1 To ensure views of Lake Wakatipu and the surrounding landforms from the Glenorchy-Queenstown Road are retained through appropriate landscaping and the retention of view shafts.
- 22.2.6.2 To ensure the ecological and amenity values of Bob's Cove are retained and, where possible, enhanced through:
- a. appropriate landscaping using native plants;
 - b. restricting the use of exotic plants;
 - c. removing wilding species;
 - d. providing guidance on the design and colour of buildings;
 - e. maintaining view shafts from the Queenstown-Glenorchy Road.

22.3

Other Provisions and Rules

22.3.1 District Wide

Attention is drawn to the following District Wide chapters.

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes and Rural Character
25 Earthworks	26 Historic Heritage	27 Subdivision
28 Natural Hazards	29 Transport	30 Energy and Utilities
31 Signs	32 Protected Trees	33 Indigenous Vegetation
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise
37 Designations	Planning Maps	

22.3.2 Interpreting and Applying the Rules

- 22.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant district wide rules.

- 22.3.2.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the 'Non-Compliance Status' column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.
- 22.3.2.3 Compliance with any of the following standards, in particular the permitted standards, does not absolve any commitment to the conditions of any relevant land use consent, consent notice or covenant registered on the site's computer freehold register.
- 22.3.2.4 Development and building activities are to be undertaken in accordance with the conditions of resource and subdivision consent and may be subject to monitoring by the Council.
- 22.3.2.5 Applications for building consent for permitted activities shall include information to demonstrate compliance with the following standards, and any conditions of the applicable resource consent or subdivision.
- 22.3.2.6 For controlled and restricted discretionary activities, the Council shall restrict the exercise of its control and discretion to the matters listed in the rule.
- 22.3.2.7 Building platforms identified on a site's computer freehold register must have been registered as part of a resource consent approval by the Council.
- 22.3.2.8 Sub-Zones, being a subset of the respective Rural Residential and Rural Lifestyle zones require that all rules applicable to the respective zone apply, unless specifically stated to the contrary.
- 22.3.2.9 In addition to Tables 1 and 2, the following standards apply to the areas specified:
 - Table 3: Rural Residential Zone at Forest Hill.
 - Table 4: Rural Residential Bob's Cove and Sub Zone.
 - Table 5: Rural Residential Zone at Camp Hill.
 - Table 6: Wyuna Station Rural Lifestyle Zone.
- 22.3.2.10 These abbreviations are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

P	Permitted	C	Controlled	RD	Restricted Discretionary
D	Discretionary	NC	Non-Complying	PR	Prohibited

22.3.3 Exemptions

- 22.3.3.1 The standards pertaining to the colours and materials of buildings in Table 2 do not apply to soffits or, doors that are less than 1.8m wide.
- 22.3.3.2 Internal alterations to buildings including the replacement of joinery is permitted.

22.4

Rules - Activities

Table 1: Activities - Rural Residential and Rural Lifestyle Zones		Activity Status
22.4.1	Rural Residential Zone The construction and exterior alteration of buildings.	P
22.4.2	Rural Lifestyle Zone	
22.4.2.1	The construction and exterior alteration of buildings located within a building platform approved by resource consent, or registered on the applicable computer freehold register.	P
22.4.2.2	Where there is not an approved building platform on the site the exterior alteration of existing buildings located outside of a building platform not exceeding 30% of the ground floor area of the existing building in any ten year period.	P
22.4.2.3	Where there is not an approved building platform on the site the exterior alteration of existing buildings located outside of a building platform that do not comply with Rule 22.4.2.2. Discretion is restricted to: a. external appearance; b. visibility from public places; c. landscape character; d. visual amenity.	RD
22.4.2.4	The identification of a building platform not less than 70m ² and not greater than 1000m ² for the purposes of a residential unit except where identified by Rule 27.7.10.	D
	Rural Residential and Rural Lifestyle Zones	
22.4.3	Residential Activity	P
22.4.4	Residential Flat (activity only, the specific rules for the construction of any buildings apply).	P
22.4.5	Farming Activity	P
22.4.6	Home Occupation that complies with the standards in Table 2.	P
22.4.7		
22.4.8	Informal Airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities.	P

Table 1: Activities - Rural Residential and Rural Lifestyle Zones		Activity Status									
22.4.9	<p>Home Occupation activity involving retail sales limited to handicrafts or items grown or produced on the site.</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> a. privacy on neighbouring properties; b. scale and intensity of the activity; c. traffic generation, parking, access; d. noise; e. signs and Lighting. 	C									
22.4.10	<p>Visitor accommodation including the construction or use of buildings for visitor accommodation.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 55%;">Rule 22.4.10 and relief sought</th> <th style="width: 20%;">Appellant Court Number</th> <th style="width: 25%;">Consequentially Affected Provisions</th> </tr> </thead> <tbody> <tr> <td>Amend activity status for Visitor Accommodation to restricted discretionary beyond permitted activity thresholds.</td> <td>Darby Planning Limited ENV-2018-CHC-150 (relief withdrawn)</td> <td></td> </tr> <tr> <td>Amend activity status for Visitor Accommodation to restricted discretionary, where council's discretion is restricted to: <ul style="list-style-type: none"> - <u>impacts on the amenity values of neighbouring properties</u> - <u>traffic generation, access and parking</u> - <u>noise</u> - <u>signs and lighting</u> - <u>the external appearance, bulk and scale of a building</u> </td> <td>Mt Christina Limited ENV-2018-CHC-103</td> <td></td> </tr> </tbody> </table>	Rule 22.4.10 and relief sought	Appellant Court Number	Consequentially Affected Provisions	Amend activity status for Visitor Accommodation to restricted discretionary beyond permitted activity thresholds.	Darby Planning Limited ENV-2018-CHC-150 (relief withdrawn)		Amend activity status for Visitor Accommodation to restricted discretionary, where council's discretion is restricted to: <ul style="list-style-type: none"> - <u>impacts on the amenity values of neighbouring properties</u> - <u>traffic generation, access and parking</u> - <u>noise</u> - <u>signs and lighting</u> - <u>the external appearance, bulk and scale of a building</u> 	Mt Christina Limited ENV-2018-CHC-103		D
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22.4.11	Informal airports in the Rural Lifestyle Zone, except as provided for by Rule 22.4.8.	D									
22.4.12	Any building within a Building Restriction Area that is identified on the planning maps.	NC									
22.4.13	Any other activity not listed in Table 1.	NC									
22.4.14	Panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building or any activity requiring an Offensive Trade Licence under the Health Act 1956 except where such activities are undertaken as part of a Farming Activity, Residential Activity or a permitted Home Occupation.	PR									

Table 2: Standards - Rural Residential and Rural Lifestyle Zones		Non- compliance Status
22.5.1	<p>Building Materials and Colours</p> <p>All buildings, including any structure larger than 5m², new, relocated, altered, reclad or repainted, are subject to the following in order to ensure they are visually recessive within the surrounding landscape.</p> <p>All exterior surfaces* must be coloured in the range of browns, greens or greys including:</p> <p>25.5.1.1 Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and</p> <p>25.5.1.2 All other surface** finishes except for schist, must have a light reflectance value of not greater than 30%.</p> <p>* Excludes soffits, windows and skylights (but not glass balustrades).</p> <p>** Includes cladding and built landscaping that cannot be measured by way of light reflectance value but is deemed by the Council to be suitably recessive and have the same effect as achieving a light reflectance value of 30%.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> whether the building would be visually prominent especially in the context of the wider landscape, rural environment and as viewed from neighbouring properties; whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building; the size and height of the building where the subject colours would be applied.

Table 2: Standards - Rural Residential and Rural Lifestyle Zones		Non- compliance Status
22.5.2	<p>Building Coverage (Rural Residential Zone only)</p> <p>The maximum ground floor area of any building must not exceed 15% of the net site area.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> the effect on open space, character and amenity; effects on views and outlook from neighbouring properties; ability of stormwater and effluent to be disposed of on-site.
22.5.3	<p>Building Size</p> <p>The maximum ground floor area of any individual building must not exceed 500m².</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> visual dominance; the effect on open space, rural living character and amenity; effects on views and outlook from neighbouring properties; building design.

22.5.4	<p>Setback from internal boundaries</p> <p>The minimum setback of any building from internal boundaries shall be:</p> <p>22.5.4.1 Rural Residential zone: 6m</p> <p>22.5.4.2 Rural Lifestyle zone: 10m</p> <p>22.5.4.3 Rural Residential zone at the north of Lake Hayes - 15m²</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> visual dominance; The effect on open space, rural living character and amenity; effects on privacy, views and outlook from neighbouring properties; reverse sensitivity effects on adjacent properties; landscaping. 						
22.5.5	<p>Setback from roads</p> <p>The minimum setback of any building from a road boundary shall be:</p> <p>22.5.5.1 Rural Lifestyle Zone: 20m</p> <table border="1" data-bbox="309 523 1326 742"> <thead> <tr> <th data-bbox="309 523 759 619">Rule 22.5.5.1 and relief sought</th> <th data-bbox="759 523 1023 619">Appellant Court Number</th> <th data-bbox="1023 523 1326 619">Consequentially Affected Provisions</th> </tr> </thead> <tbody> <tr> <td data-bbox="309 619 759 742">Amend Rule 22.5.5.1: Rural Lifestyle Zone: <u>20</u> 15m</td> <td data-bbox="759 619 1023 742">Darby Planning Limited ENV-2018-CHC-150 (relief withdrawn)</td> <td data-bbox="1023 619 1326 742"></td> </tr> </tbody> </table> <p>22.5.5.2 Rural Residential Zone: 10m</p> <p>22.5.5.3 Rural Residential Zone where the road is a State Highway: 15m</p>	Rule 22.5.5.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions	Amend Rule 22.5.5.1: Rural Lifestyle Zone: <u>20</u> 15m	Darby Planning Limited ENV-2018-CHC-150 (relief withdrawn)		NC
Rule 22.5.5.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions						
Amend Rule 22.5.5.1: Rural Lifestyle Zone: <u>20</u> 15m	Darby Planning Limited ENV-2018-CHC-150 (relief withdrawn)							

² Greyed out text indicates the provision is subject to variation and is therefore not part of the Hearing Panel's recommendations.

Table 2: Standards - Rural Residential and Rural Lifestyle Zones		Non- compliance Status
22.5.6	<p>Setback of buildings from water bodies</p> <p>The minimum setback of any building from the bed of a river, lake or wetland shall be 20m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. any indigenous biodiversity values; b. visual amenity values; c. landscape character; d. open space; e. whether the waterbody is subject to flooding or natural hazards and any mitigation to manage the location of the building.
22.5.7	<p>Home Occupation</p> <p>Home occupation activities must comply with the following:</p> <p>22.5.7.1 No more than one full time equivalent person from outside the household may be employed in the home occupation activity.</p> <p>22.5.7.2 The maximum number of vehicle trips* shall be:</p> <ul style="list-style-type: none"> a. heavy vehicles: 2 per week; b. other vehicles: 10 per day. <p>22.5.7.3 The net floor area must not exceed:</p> <ul style="list-style-type: none"> a. Rural Residential Zone: 60m²; b. Rural Lifestyle Zone: 150m². <p>22.5.7.4 Activities and the storage of materials must be indoors.</p> <p>*A vehicle trip is two movements, generally to and from a site.</p>	D
22.5.8	<p>Building Height</p> <p>The maximum height shall be 8 metres.</p>	NC
22.5.9	<p>Lighting and Glare</p> <p>22.5.9.1 All fixed exterior lighting must be directed away from adjacent roads and sites.</p> <p>22.5.9.2 Activities on any site must not result in more than a 3 lux spill (horizontal and vertical) of light to any other site, measured at any point within the boundary of the other site.</p> <p>22.5.9.3 There must be no upward light spill.</p>	NC
22.5.10	<p>Heavy Vehicle Storage</p> <p>No more than one heavy vehicle shall be stored or parked outside, overnight on any site for any activity.</p>	NC
22.5.11	<p>Residential Density: Rural Residential Zone</p> <p>22.5.11.1 Not more than one residential unit per 4000m² net site area.</p>	NC

22.5.12.1 **One residential unit located within each building platform.**

Rule 22.5.12.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Rule 22.5.12.1: One <u>Two</u> residential units located within each building platform.	Darby Planning Limited ENV-2018-CHC-150 (relief withdrawn)	
Amend Rule 22.5.12.1 to provide for two units per building platform.	Bill and Jan Walker Family Trust & others ENV-2018-CHC-099 Waterfall Park Developments Limited ENV-2018-CHC-124 (relief withdrawn) Mt Christina Limited ENV-2018-CHC-103 (relief withdrawn)	

22.5.12.2 **On sites less than 2ha there must be only one residential unit.**

Rule 22.5.12.2 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Rule 22.5.12.2 to provide a 1.5ha density standard applicable to the Site.	Barbara Kipke ENV-2018-CHC-072	
Amend Rule 22.5.12.2 to provide for a smaller density of 4000m ² lot sizes for the Ladies Mile area.	Bill and Jan Walker Family Trust & others ENV-2018-CHC-099	
Amend Rule 22.5.12.2 to provide for two units per building platform.	Waterfall Park Developments Limited ENV-2018-CHC-124 (relief withdrawn)	

22.5.12.3 **On sites equal to or greater than 2 hectares there must be no more than one residential unit per two hectares on average with a minimum of 1 residential unit per one hectare. For the purpose of calculating any average, any allotment greater than 4 hectares, including the balance, is deemed to be 4 hectares.**

Rule 22.5.12.3 and relief sought	Appellant Court Number	Consequentially Affected Provisions

	Amend Rule 22.5.12.3 to provide a 1.5ha density standard applicable to the Site.	Barbara Kipke ENV-2018-CHC-072	
	Amend Rule 22.5.12.3 to provide for a smaller density of 4000m ² lot sizes for the Ladies Mile area.	Bill and Jan Walker Family Trust & others ENV-2018-CHC-099	
	Amend Rule 22.5.12.3 to provide for two units per building platform.	Waterfall Park Developments Limited ENV-2018-CHC-124 (relief withdrawn)	
22.5.13	<p>Fire Fighting water and access</p> <p>New buildings where there is no reticulated water supply or it is not sufficient for fire-fighting water supply must provide the following provision for firefighting:</p> <p>22.5.13.1 A water supply of 20,000 litres and any necessary couplings.</p> <p>22.5.13.2 A hardstand area adjacent to the firefighting water supply capable of supporting fire service vehicles.</p> <p>22.5.13.3 Firefighting water connection point within 6m of the hardstand, and 90m of the dwelling.</p> <p>22.5.13.4 Access from the property boundary to the firefighting.</p>		<p>RD</p> <p>Discretion is restricted to all of the following:</p> <ol style="list-style-type: none"> the extent to which SNZ PAS 4509: 2008 can be met including the adequacy of the water supply; the accessibility of the firefighting water connection point for fire service vehicles; whether and the extent to which the building is assessed as a low fire risk.

Table 3	Rural Lifestyle Deferred and Buffer zones	Non-Compliance Status
22.5.14	The erection of more than one non-residential building ³ .	NC
22.5.15	In each area of the Deferred Rural Lifestyle zones east of Dalefield Road up to two residential allotments may be created with a single residential building platform on each allotment ⁴ .	D
22.5.16	The land in the Deferred Rural Lifestyle (Buffer) zone shall be held in a single allotment containing no more than one residential building platform ⁵ .	D
22.5.17	In the Deferred Rural Lifestyle (Buffer) zone, apart from the curtilage area, the land shall be maintained substantially in pasture. Tree planting and natural revegetation shall be confined to gullies and watercourses, as specified in covenants and on landscape plans ⁶ .	D
22.5.18	In the Buffer zone, the maximum building height in the building platform shall be 6.5m ⁷ .	NC

^{3, 4, 5, 6, 7} Greyed out text indicates the provision is subject to variation and is therefore not part of the Hearing Panel's recommendations.

Table 3: Rural Residential Forest Hill		Non- Compliance Status
22.5.19	<p>Indigenous Vegetation</p> <p>The minimum area on any site to be retained or reinstated in indigenous vegetation shall be 70 percent of the net site area. For the purpose of this rule net area shall exclude access to the site, consideration of the risk of fire and the building restriction area.</p>	NC
22.5.20	<p>Building Restriction</p> <p>The building restriction area adjoining the Queenstown-Glenorchy Road, shall be retained and/or reinstated in indigenous vegetation.</p>	NC

Table 4: Rural Residential Bob’s Cove and Sub-Zone		Non- compliance Status
22.5.21	<p>Building Height (Sub-Zone only)</p> <p>Maximum building height is 6m.</p>	<p>RD</p> <p>The matters of discretion are listed in provision 22.5.32.</p>
22.5.22	<p>Setback from roads</p> <p>Buildings shall be setback a minimum of 10m from roads, and 15m from Glenorchy – Queenstown Road.</p>	NC
22.5.23	<p>Open space (Sub-Zone only)</p> <p>Those areas that are set aside as “open space” shall not contain any vegetation of a height greater than 2 metres, such that the vegetation does not disrupt the open pastoral character or the views of the lake and mountains beyond.</p>	<p>RD</p> <p>The matters of discretion are listed in provision 22.5.32.</p>
22.5.24	<p>Residential Density</p> <p>The maximum average density of residential units shall be 1 residential unit per 4000m² calculated over the total area within the zone.</p>	D
22.5.25	<p>Boundary Planting Sub-Zone only</p> <p>22.5.25.1 Where the 15 metre Building Restriction Area adjoins a development area, it shall be planted in indigenous tree and shrub species common to the area, at a density of one plant per square metre.</p> <p>22.5.25.2 Where a building is proposed within 50 metres of the Glenorchy-Queenstown Road, such indigenous planting shall be established to a height of 2 metres and have survived for at least 18 months prior to any residential buildings being erected.</p>	<p>RD</p> <p>The matters of discretion are listed in provision 22.5.32.</p>
22.5.26	<p>Building setbacks</p> <p>Buildings shall be located a distance of 10m from internal boundaries.</p>	<p>RD</p> <p>The matters of discretion are listed in provision 22.5.32.</p>

	Table 4: Rural Residential Bob's Cove and Sub-Zone	Non- compliance Status
22.5.27	<p>Building setbacks and landscaping</p> <p>Where a building is proposed within 50 metres of the Glenorchy-Queenstown Road, all landscaping to be undertaken within this distance on the subject property shall consist of native species in accordance with the assessment criteria in provision 22.5.32, subject to the requirement below:</p> <p>22.5.27.1 All landscaping within 15 metres of the Glenorchy-Queenstown Road shall be planted prior to the commencement of the construction of the proposed building.</p> <p>22.5.27.2 All landscaping from 15 metres to 50 metres from the Glenorchy-Queenstown Road shall be established within the first planting season after the completion of the building on the site.</p>	<p>RD</p> <p>The matters of discretion are listed in provision 22.5.32.</p>
22.5.28	<p>Building setbacks: Sub-Zone only</p> <p>No building shall be erected within an area that has been identified as Undomesticated Area.</p>	NC
22.5.29	<p>Landscaping: Sub-Zone only</p> <p>Where development areas and undomesticated areas have not been identified as part of a previous subdivision, at least 75% of the total area of the zone shall be set aside as "Undomesticated Area" and the remainder as "Development Area"; and at least 50% of the 'undomesticated area' shall be retained, established, and maintained in indigenous vegetation with a closed canopy such that this area has total indigenous litter cover.</p> <p>This rule shall be given effect to by consent notice registered against the title of the lot created, to the benefit of the lot holder and the Council.</p> <p>Such areas shall be identified and given effect to by way of covenant, as part of any land use consent application.</p>	NC
22.5.30	<p>Indigenous vegetation: Sub-Zone only</p> <p>At least 50% of the undomesticated area within the zone shall be retained, established, and maintained in indigenous vegetation with a closed canopy, such that complete indigenous litter cover is maintained over the area; and</p> <p>The landscaping and maintenance of the undomesticated area shall be detailed in a landscaping plan that is provided as part of any subdivision application. This landscaping plan shall identify the proposed species and shall provide details of the proposed maintenance programme to ensure a survival rate of at least 90% within the first 5 years.</p>	NC

	Table 4: Rural Residential Bob’s Cove and Sub-Zone	Non- compliance Status
22.5.31	<p>Definitions that apply within the Bob’s Cove Rural-Residential Sub-Zone:</p> <p>Development Area</p> <p>Means all that land used for:</p> <ul style="list-style-type: none"> a. buildings; b. outdoor living areas; c. pathways and accessways, but excluding the main accessway leading from the Glenorchy Queenstown Road to the development areas; d. private garden; and e. mown grass surfaces, but excluding large areas of commonly-owned mown pasture or grazed areas that are to be used for recreational purposes. <p>Undomesticated Area</p> <p>Means all other land not included in the definition of “Development Area”.</p>	
22.5.32	<p>Matters of discretion for restricted discretionary activities:</p> <p>22.5.32.1 The form and density of development (including buildings and associated accessways) are designed to:</p> <ul style="list-style-type: none"> a. compliment the landscape and the pattern of existing and proposed vegetation; and b. mitigate the visual impact of the development when viewed from Lake Wakatipu and the Glenorchy-Queenstown Road. <p>22.5.32.2 The vegetation is, or is likely to be, of sufficient maturity to effectively minimise the impact of the proposed building when viewed from Lake Wakatipu and the Glenorchy-Queenstown Road.</p> <p>22.5.32.3 The development provides for 75% of the zone to be established and maintained as undomesticated, such that there is a predominance of indigenous vegetation.</p> <p>22.5.32.4 The form of development mitigates the visual impact from Lake Wakatipu and the Glenorchy-Queenstown Road.</p> <p>22.5.32.5 Whether and the extent to which the proposed landscaping contains predominantly indigenous species (comprising a mix of trees, shrubs, and grasses) that are suited to the general area, such as red beech, native tussocks, hebes, pittosporum, coprosmas, cabbage trees, and lancewoods.</p>	

	Table 5: Rural Residential Camp Hill	Non-compliance Status
22.5.33	<p>Zone Boundary Setback</p> <p>The minimum setback of any building from the zone boundary, or the top of the escarpment where this is located within the zone boundary, shall be 20m.</p>	NC
22.5.34	<p>Building Height</p> <p>The maximum height of any building shall be 5.5m.</p>	NC
22.5.35	<p>Maximum Number of Residential Units</p> <p>There shall be no more than 36 residential units within the Rural Residential Zone Camp Hill.</p>	NC

Table 6	Ferry Hill Rural Residential Sub Zone - Refer to Part 22.7.2 for the concept development plan	Non-compliance Status
22.5.33	<p>Density</p> <p>There shall be no more than one residential unit per lot⁹.</p>	NC
22.5.34	<p>Building Height</p> <p>The maximum building height shall be 6.5m for lots 9-15 on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone. Chimney and ventilation structures may be 7.2m high in this sub-zone¹⁰.</p>	D
22.5.35	<p>Building Location</p> <p>The location of buildings shall be in accordance with the Concept Development Plan for the Ferry Hill Rural Residential sub-zone, in rule 22.7.2¹¹.</p>	D
22.5.36	<p>Design Standards</p> <p>Within Lots 9-15 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone:</p> <p>22.5.36.1 The roof pitch shall be between 20° and 30° and roof dormers and roof lights are to be incorporated in the roof pitch;</p> <p>22.5.36.2 Roof finishes of buildings shall be within the following range: Slate shingle, cedar shingle, steel roofing (long run corrugated or tray) in the following colours, or similar, only: Coloursteel colours New Denim Blue, Grey Friars, Ironsand or Lignite;</p> <p>22.5.36.3 Wall claddings of buildings shall be within the following range: cedar shingles, natural timber (clear stain), painted plaster in the following colours or equivalent: Resene 5yO18, 5B025, 5B030, 4GR18, 1B55, 5G013, 3yO65, 3yO20; stone cladding provided the stone shall be limited to Otago schist only and all pointing/mortar shall be recessed¹².</p>	D

^{9,10,11,12} Greyed out text indicates the provision is subject to variation and is therefore not part of the Hearing Panel's recommendations.

Table 6	Ferry Hill Rural Residential Sub Zone – Refer to Part 22.7.2 for the concept development plan	Non-compliance Status
22.5.37	<p>Landscaping</p> <p>22.5.37.1 Any application for building consent shall be accompanied by a landscape plan that shows the species, number, and location of all plantings to be established, and shall include details of the proposed timeframes for all such plantings and a maintenance programme.</p> <p>22.5.37.2 The landscape plan shall ensure:</p> <ul style="list-style-type: none"> a. that the escarpment within Lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone is planted with a predominance of indigenous species in a manner which enhances naturalness; and b. that residential development on sites adjoining Tucker Beach Road is subject to screening. <p>22.5.37.3 Plantings at the foot of, on, and above the escarpment within lots 18 and 19 as shown on the Concept Development Plan for the Ferry Hill Rural Residential sub-zone shall include indigenous trees, shrubs, and tussockgrasses.</p> <p>22.5.37.4 Plantings on Lots 1 – 17 may include, willow (except Crack Willow), larch, maple as well as indigenous species.</p> <p>22.5.37.5 The erection of solid or paling fences is not permitted¹³.</p>	D

	Table 6: Wynuna Station Rural Lifestyle Zone	Non-compliance Status
22.5.38	The identification of any building platforms or construction of dwellings prior to the granting of subdivision consent that has assessed policies 27.3.5.1, 27.3.6.1 and 27.3.6.2.	PR

22.6 Rules - Non-Notification of Applications

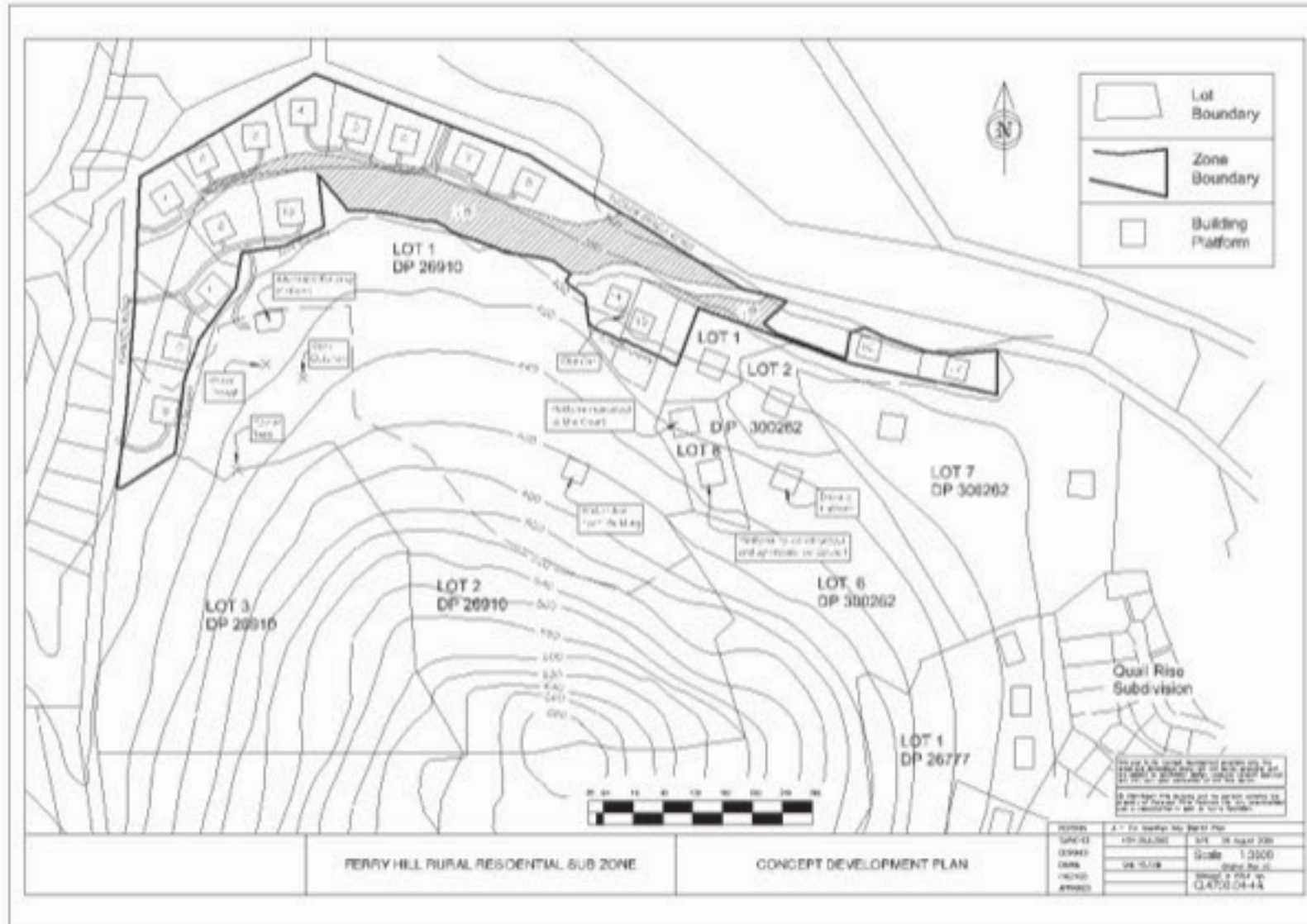
Any application for resource consent for the following matters shall not require the written approval of other persons and shall not be notified or limited-notified:

22.6.1 Controlled activity Home occupation (Rule 22.4.9). Except where the access is onto a State Highway.

22.7.2 Rural Residential Ferry Hill Sub Zone Concept Development Plan¹⁴.

^{13, 14} Greyed out text indicates the provision is subject to variation and is therefore not part of the Hearing Panel’s recommendations.

22.7.2 Rural Residential Ferry Hill Sub-Zone Concept Development Plan¹⁵.



¹⁵ Greyed out text indicates the provision is subject to variation and is therefore not part of the Hearing Panel’s recommendations.