

Appendix A – Relief sought

Appeal Point #	Provision (PDP decision version)	Reason for appeal	Relief sought
	Chapter 6 Landscapes		
#1	<p>Part 6.2 Values - Last paragraph: Delete.</p> <p>Landscapes have been categorised into three classifications within the Rural Zone. These are Outstanding Natural Landscapes (ONL) and Outstanding Natural Features (ONF), where their use, development and protection are a matter of national importance under Section 6 of the RMA. The Rural Landscapes Classification (RLC) makes up the remaining Rural Zoned land and has varying types of landscape character and amenity values. Specific policy and assessment matters are provided to manage the potential effects of subdivision and development in these locations.</p> <p>Insert in Section 6.3</p> <p><u>Policy 6.3.3.A</u> <u>Provide a separate regulatory regime for the Wakatipu Basin Rural Amenity 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.</u></p> <p><u>6.3.3B Classify the Open Space and Recreation zoned land located outside the Urban Growth Boundary as Outstanding Natural Landscape, Outstanding Natural Feature or Rural Character Landscape, and provide a separate regulatory framework for the Open Space and Recreation Zones within which the remaining policies of this chapter do not apply.</u></p>	<p>Oppose in part</p> <p>The relationship between the provisions of Chapter 6 and Chapter 3 and the lower order chapters has been the subject of discussion at the hearings for Topic 1 (Strategic Directions) and Topic 2 (Landscapes), as part of Stage 1 of the District Plan Review. There is discrepancy between the two higher order chapters - for example, the Chapter 3 Strategic Objectives relating to rural landscapes do not reflect the same carve outs that are provided for in Chapter 6 (in relation to the application of the Landscape Classifications and associated policies to various rural and non-rural zones).</p> <p>Removal of the description of the Landscape Classifications contained within 6.2, the removal of rules 6.4.1.2 and 6.4.1.3, and the addition of Policies 6.3.3A and 6.3.3B is opposed, to the extent that these amendments create the uncertainty that the</p>	<p>Clarify how the policies established to manage the various landscapes of the District relate to other chapters of the PDP, including to the Strategic Directions (Chapter 3), and the lower order chapters relating to the zones where landscapes are a relevant issue.</p> <p>Further consequential amendments may be required to the policies of Chapter 6 as decided in Stage 1, dependent on whether or not they are considered to apply to the various subzones within the rural zone.</p>

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	<p>Part 6.4 Rules - Delete:</p> <p>6.4.1.2 The landscape categories apply only to the Rural Zone. The Landscape Chapter and Strategic Direction Chapter's objectives and policies are relevant and applicable in all zones where landscape values are at issue.</p> <p>6.4.1.3 The landscape categories assessment matters do not apply to the following within the Rural Zones:</p> <p>a. Ski Area Activities within the Ski Area Sub Zones.</p> <p>b. The area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps.</p> <p>c. The Gibbston Character Zone.</p> <p>d. The Rural Lifestyle Zone.</p> <p>e. The Rural Residential Zone.</p>	<p>Landscape Classifications and associated provisions may apply to development located outside of the Rural Zone or to subzones of the Rural Zone such as the Ski Area Subzones.</p> <p>Collectively the explanatory text and Rules 6.4.1.2 and 6.4.1.3 are important as they clarify the relationship between the Landscape Classifications and the various rural zones and non-rural zones, and specify the carves out that apply.</p> <p>However, the purpose of 6.2 is to set out the 'values' of the rural landscape resource and this is possibly not the right place to address the interpretation and application of the policies of Chapter 6.</p>	
Visitor Accommodation Variation			
#2	<p>Definition of Visitor Accommodation'</p> <p><i>Means the use of land or buildings to provide accommodation for paying guests where the length of stay for any guest is less than 90 nights; and</i></p> <p><i>i. Includes camping grounds, motor parks, hotels, motels, backpackers' accommodation,</i></p>	<p>Oppose</p> <p>Within zones where new rules relating to Residential Visitor Accommodation (RVA) and Homestays apply, those provisions are not supported by a framework of related</p>	<p>Amend the definition of Visitor Accommodation so that where an RVA or Homestay activity complies with all applicable standards in the relevant chapter, the activity is included within the definition of Visitor Accommodation, rather than Residential Visitor Accommodation or Homestay, so that the relevant Visitor Accommodation</p>

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	<p><i>bunkhouses, tourist houses, lodges, timeshares, and managed apartments and</i></p> <p><i>ii. Includes services or facilities that are directly associated with, and ancillary to, the visitor accommodation, such as food preparation, dining and sanitary facilities, conference, bar, recreational facilities and others of a similar nature if such facilities are associated with the visitor accommodation activity. The primary role of these facilities is to service the overnight guests of the accommodation however they can be used by persons not staying overnight on the site.</i></p> <p><i>iii. Includes onsite staff accommodation.</i></p> <p><i>iv. Excludes Residential Visitor Accommodation and Homestays.</i></p>	<p>objectives or policies.</p> <p>This situation has come about because the current definition of Visitor Accommodation now excludes RVA and Homestays. Any objectives or policies relating to Visitor Accommodation therefore do not apply to any rules relating to RVA or Homestays.</p> <p>Within areas such as the Jacks Point Zone, where the new regime relating to RVA and Homestays is supported, this situation creates a policy lacuna and therefore undermines the effectiveness of the regime.</p> <p>For these reasons it is considered that the decision is inappropriate and fails to address the valid concerns raised in submissions and evidence.</p>	<p>objectives and policies apply.</p>						
<p>#3</p>	<p>Chapter 22 Rural Residential and Rural Lifestyle</p> <p>22.5 Rules - Standards</p> <table border="1" data-bbox="353 1238 1010 1345"> <tr> <td data-bbox="353 1238 481 1345"><i>Table 2</i></td> <td data-bbox="481 1238 848 1345"><i>Standards - Rural Residential and Rural Lifestyle</i></td> <td data-bbox="848 1238 1010 1345"><i>Non-compliance status</i></td> </tr> </table>	<i>Table 2</i>	<i>Standards - Rural Residential and Rural Lifestyle</i>	<i>Non-compliance status</i>	<p>Oppose</p> <p>Residential visitor accommodation (RVA) and Homestays within the Rural Residential and Rural Lifestyle Zones should be a controlled activity beyond 90 nights per 12 month period, in accordance</p>	<p>Amend Table 2 as follows to make the non-compliance status of Residential visitor accommodation and homestays in the Rural Residential and Rural Lifestyle Zones controlled activities:</p> <table border="1" data-bbox="1512 1337 2049 1377"> <tr> <td data-bbox="1512 1337 1617 1377"><i>Table 2</i></td> <td data-bbox="1617 1337 1890 1377"><i>Standards - Rural</i></td> <td data-bbox="1890 1337 2049 1377"><i>Non-</i></td> </tr> </table>	<i>Table 2</i>	<i>Standards - Rural</i>	<i>Non-</i>
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	<p>22.5.14 Residential Visitor Accommodation</p> <p>22.5.14.1 <i>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</i></p> <p>22.5.14.2 <i>The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</i></p> <p>22.5.14.3 <i>Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</i></p> <p>22.5.14.4 <i>Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</i></p> <p><i>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 22.5.14.1 to 22.5.14.4.</i></p>	<p>with the rules for the Rural Zone.</p> <p>It is unclear why RVA and Homestay activities are considered to be appropriate in the Rural Zone but not the Rural Residential and Rural Lifestyle Zones. It is considered that, if anything, these zones are more suited to provide for appropriate visitor accommodation as they have a predominantly rural living character, meaning development and its effects can be more easily absorbed into the surrounding environment, and reverse sensitivity effects are less likely to arise than in the Rural Zone.</p>		<p>Residential and Rural Lifestyle</p> <p>compliance status</p> <hr/> <p>22.4.14 Residential Visitor Accommodation</p> <p>D C</p> <p>22.5.14.1 <i>Must not exceed a cumulative total of 90 nights occupation by paying guests on a site per 12 month period.</i></p> <p>22.5.14.2 <i>The Council must be notified in writing prior to the commencement of a Residential Visitor Accommodation activity.</i></p> <p>22.5.14.3 <i>Up to date records of the Residential Visitor Accommodation activity must be kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours' notice.</i></p> <p>22.5.14.4 <i>Smoke alarms must be provided in</i></p>

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			<p><i>inspection by the Council at 24 hours' notice.</i></p> <p><i>Note: The Council may request that records are made available to the Council for inspection at 24 hours' notice, in order to monitor compliance with rules 22.5.15,1 to 22.5.15.3</i></p>