

Before Queenstown Lakes District Council

In the matter of The Resource Management Act 1991

And The Queenstown Lakes District proposed District Plan –
Rezoning Hearing Topic 12 – Upper Clutha mapping

SUPPLEMENTARY LEGAL SUBMISSIONS FOR

Glendhu Bay Trustees Limited (#583)

Dated 14 June 2017

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MAY IT PLEASE THE COMMISSIONERS

Introduction

- 1 These Supplementary legal submissions are presented on behalf the submitter identified on the front cover page, Glendhu Bay Trustees Ltd (**GBT**) or (**Submitter**) in respect of Hearing Stream 12, Upper Clutha Mapping of the Queenstown Lakes District Council Proposed District Plan (**PDP**).
- 2 These Submissions supplement Parts One and Two legal submissions already presented to the Commission.

Introduction

- 3 The purpose of these Supplementary Submissions is primarily to address the Chair's query as to whether or not environmental compensation/positive effects are still relevant. The question has been posed in light of the Supreme Courts' statements in *King Salmon*¹ as to the "overall broad judgment" approach and whether Part 2 of the RMA establishes bottom lines - the implication being that breach of such bottom lines would not be able justified in the context of sustainable management even by way of environmental compensation or positive effects. For the proposed Glendhu Station Zone (**GSZ**) this question is restricted to the application of section 6 (b), being the requirement that the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development be recognised and provided for.
- 4 GBT have offered a package of revegetation, regeneration and public access/recreation benefits as part of the zone provisions. It is submitted that these are positive features of the zone. All adverse effects arising from enabled activities have been fully avoided, remedied or mitigated. Therefore these submissions address further the question of how to approach the overall broad judgment in the context of positive effects and benefits, and the *King Salmon* comments on the same.
- 5 Also **attached** to these submissions is the table prepared by Mr Ferguson at the request of the Panel, illustrating the origin for each of the plan provisions as they relate to the consent conditions for Parkins Bay.

Relevance of Environmental Compensation/positive effects

- 6 It is submitted that the majority *King Salmon* decision does not to obviate the concept of the 'overall broad judgement' approach within Part 2 of the Act, but rather limits it to when that broad judgement approach can be applied. One of

¹ *Environmental Defence Society v New Zealand King Salmon Company* [2014] NZSC 38, (2014) 17 ELRNZ 442, [2014] 1 NZLR 593, [2014] NZRMA 195

the reasons central to the majority judgment was that the NZCPS, in its promulgation by the Minister of Conservation had undergone the rigour of a section 32 assessment required to particularise the provisions of the Act, including Part 2². Applying that logic to the DPR, we are currently part way through that very rigorous process, and consequently we are applying Part 2, as was inferred by the majority decision to have been done by central government in making the NZCPS.

- 7 With respect to the Supreme Court's determinations of what Part 2 in itself means, it did not overrule the previously understood approach endorsing the broad judgement approach. The Court noted that two different approaches to s 5 had been identified in early jurisprudence under the Act. The first was to hold that the section contemplated an environmental bottom line. This was to treat s 5(2) of the Act as requiring adverse effects to be avoided, remedied or mitigated, irrespective of benefits that may accrue from a particular proposal.³

In Campbell v Southland District Council, the Tribunal said:

Section 5 is not about achieving a balance between benefits occurring from an activity and its adverse effects. ... [T]he definition in s 5(2) requires adverse effects to be avoided, remedied or mitigated, irrespective of the benefits which may accrue⁴

- 8 The second approach summarised by the Court was to hold that section 5 required an overall judgment to be made, which it identified as having its origins in the judgment of Greig J *New Zealand Rail Ltd v Marlborough District Council*. The Supreme Court observed that in that case, the Judge had rejected a contention that the requirement of s 6(a) to preserve the natural character of a particular environment was absolute. Rather, he held that the preservation of the natural character was subordinate to s 5's primary purpose: to promote sustainable management. The protection of natural character was not an end or objective of itself, but an "accessory to the principal purpose" of sustainable management.⁵

- 9 It is submitted that the majority Supreme Court decision did not find that Part 2 sets environmental bottom lines per se, but rather that it leaves the ability open for planning instruments to set a higher threshold than the starting presumption of the wording within Part 2 itself. The Supreme Court noted that although sections 6(a) and (b) of the RMA do not give primacy to preservation or

² Ibid, at [153].

³ Ibid, at [38].

⁴ Ibid at [38], referring to *Shell Oil New Zealand Ltd v Auckland City Council* W8/94, 2 February 1994 (PT).

⁵ Ibid, at [39] – [40].

protection within the concept of sustainable management, this does not mean, that a particular planning document may not give primacy to preservation or protection in particular circumstances:

*Section 6 does not, we agree, give primacy to preservation or protection; it simply means that provision must be made for preservation and protection as part of the concept of sustainable management. The fact that ss 6(a) and (b) do not give primacy to preservation or protection within the concept of sustainable management does not mean, however, that a particular planning document **may not** give primacy to preservation or protection in particular circumstances. This is what policies 13(1)(a) and 15(a) in the NZCPS do. Those policies are, as we have interpreted them, entirely consistent with the principle of sustainable management as expressed in s 5(2) and elaborated in s 6.⁶*

*To summarise, both the Board and Dobson J expressed the view that the “overall judgment” approach was necessary to make the RMA workable and to give effect to its purpose of sustainable management. Underlying this is the perception, emphasised by Grieg J in *New Zealand Rail*, that the Environment Court, a specialist body, has been entrusted by Parliament to construe and apply the principles contained in pt 2 of the RMA, giving whatever weight to relevant principles that it considers appropriate in the particular case.¹⁵⁰ We agree that the definition of sustainable management in s 5(2) is general in nature, and that, standing alone, its application in particular contexts will often, perhaps generally, be uncertain and difficult. What is clear about the definition, however, is that environmental protection by way of avoiding the adverse effects of use or development falls within the concept of sustainable management and is a response legitimately available to those performing functions under the RMA in terms of pt 2.⁷*

- 10 When reviewing the proposed objectives already set out in chapters 3, 6, and 33 of the PDP the qualification of 'inappropriateness' in section 6(b) has been carried over, and it is apparent the objectives do not set a bottom line in the nature of complete 'avoidance of adverse effects' as contrasted with policies 13 and 15 of the NZCPS at issue in *King Salmon*. The reasoning from the majority is clearly open textured in this respect.
- 11 The majority's reasoning on the interpretation of 'while' within section 5 also lends support for the conclusion that Part 2 does not set bottom lines per se:

⁶ Ibid, at [149].

⁷ Ibid, at [150].

...there has been some controversy concerning the effect of the word “while” in the definition.⁴⁷ The definition is sometimes viewed as having two distinct parts linked by the word “while”. That may offer some analytical assistance but it carries the risk that the first part of the definition will be seen as addressing one set of interests (essentially developmental interests) and the second part another set (essentially intergenerational and environmental interests). We do not consider that the definition should be read in that way. **Rather, it should be read as an integrated whole. This reflects the fact that elements of the intergenerational and environmental interests referred to in sub-paras (a), (b) and (c) appear in the opening part of the definition as well (that is, the part preceding “while”). That part talks of managing the use, development and protection of natural and physical resources so as to meet the stated interests – social, economic and cultural well-being as well as health and safety. The use of the word “protection” links particularly to sub-para (c). In addition, the opening part uses the words “in a way, or at a rate”. These words link particularly to the intergenerational interests in sub-paras (a) and (b). As we see it, the use of the word “while” before sub-paras (a), (b) and (c) means that those paragraphs must be observed in the course of the management referred to in the opening part of the definition. That is, “while” means “at the same time as”.**⁸

12 The Supreme Court's determination that the NZCPS strict avoidance bottom line is consistent with the protective *element* of section 6 does not mean that any application of sections 6 (a) and (b) need meet the same absolute standard in particular circumstances. No such statement from the Supreme Court has this effect.

13 This is supported by the fact that the section 6(b) requirement of protecting ONLs from 'inappropriate' subdivision use and development incorporates within itself a necessary value-based assessment of competing matters that go to appropriateness, as determined by the majority decision:

[101] We consider that where the term “inappropriate” is used in the context of protecting areas from inappropriate subdivision, use or development, the natural meaning is that “inappropriateness” should be assessed by reference to what it is that is sought to be protected.

...

⁸ Ibid, at [24] (d).

[126] what is 'inappropriate' is to be assessed against the **characteristics of the environment** that policies 13 and 15 seek to preserve.

14 That definition shows that it is the particular values or characteristics of an ONL which are sought to be protected and therefore the determinant of inappropriateness in any given case. It is consistent with the wording of section 6 (b) for the application of environmental compensation or positive effects that enhance and restore a landscape's natural characteristics, to go toward the assessment of appropriateness of effects on an ONL overall, and how that assessment informs the application of section 5 more generally.

15 A decision ultimately has to accord with a balancing exercise of sustainable management. Note that in consideration of the word 'while' in section 5, the Supreme Court referred to Nolan and Harris, stating:

Harris concludes that the importance of competing views has been overstated, because the flexibility of the language of ss 5(2)(a), (b) and (c) provides ample scope for decision makers to trade off environmental interests against development benefits and vice versa⁹.

16 The tension of competing values to be assessed is also evidenced by various higher order policies of the PDP which lend support for environmental compensation approaches, and will necessarily require resolution of that conflict by an assessment in the round.

17 In respect of the Rural Chapter 12 right of reply, Council recommended that policy support be included for environmental compensation in respect of development in all landscape categories:

21.7.3.3 *In considering whether there are any positive effects in relation to the proposed development, or remedying or mitigating the continuing adverse effects of past subdivision or development, the Council shall take the following matters into account:*

a. whether the proposed subdivision or development provides an opportunity to protect the landscape from further development and may include open space covenants or esplanade reserves;

b. whether the proposed subdivision or development would enhance the character of the landscape, or protects and enhances indigenous biodiversity values, in particular the habitat of any threatened species, or land environment identified as chronically or acutely threatened on

⁹ Ibid, at [42](c) referring to BV Harris "Sustainable Management as an Express Purpose of Environmental Legislation: The New Zealand Attempt" (1993) 8 Otago L Rev 51 at 59

the Land Environments New Zealand (LENZ) threatened environment status;

c. any positive effects including environmental compensation, easements for public access such as walking, cycling or bridleways or access to lakes, rivers or conservation areas;

d. any opportunities to retire marginal farming land and revert it to indigenous vegetation;

e. where adverse effects cannot be avoided, mitigated or remedied, the merits of any compensation;

f. whether the proposed development assists in retaining the land use in low intensity farming where that activity maintains the valued landscape character.

- 18 The right of reply in Chapter 33 also includes a new definition for environmental compensation as follows:

*Means actions offered as a means to address residual adverse effects to the environment arising from project development that are not intended to result in no net loss or a net gain of biodiversity on the ground, includes residual adverse effects to other components of the environment including landscape, the habitat of trout and salmon, **open space, recreational and heritage values.***

- 19 As noted in the Part Two legal submissions presented, there is significant policy support in the draft objectives of the PDP which provide for positive effects of development to be taken into account, and policy support from the operative and proposed RPS and therefore assessed in the round against any adverse effects.

- 20 Furthermore, the latest reply version of the Strategic Direction Chapter 23 and Landscapes Chapter 6 'protective' objectives are not unqualified, they do not therefore set an absolute bottom line (unlike policies 13 and 15 of the NZCPS in King Salmon) which may otherwise inhibit the ability to consider environmental compensation in the context of section 6 (b):

*Obj 3.2.5.1 – Protection of the Outstanding Natural Features and Landscapes from **inappropriate** subdivision, use and development.*

*Obj 6.3.1: Landscapes are **managed** and protected from the **adverse** effects of subdivision, use and development;*

*Obj 6.3.3 The Protection, maintenance or enhancement of the District's Outstanding Natural Features and Landscapes (ONF/ONL) from the adverse effects of **inappropriate** development*

- 21 Those words bolded above incorporate a necessary value based judgement, which, in the round, must be considered against both positive and protective elements.

Conclusion

- 22 It is submitted GBT's evidence establishes that the proposed zone is an appropriate use of the Glendhu Bay Station, and that the effects as avoided, remedied and mitigated by the proposed plan provisions meet the purpose of sustainable management. The positive benefits are being proffered as positive benefits. However, if the Commissioners determine that the positive benefits arising from the revegetation and regeneration in particular are required to ensure the overall package meets the purpose of sustainable management, then the assessment provided above establishes that including positive benefits in the overall assessment, is not only in accordance with the Supreme Court's majority decision, but also consistent with and gives effect to relevant objectives and policies in the operative and proposed Regional Policy Statement, and the other higher order relevant objectives and policies in the PDP.

Dated this 14th day of June 2017



Maree Baker-Galloway

Counsel for Glendhu Bay Trustees Limited

Appendix – Consent and Plan Provisions Table

GLENDHU STATION ZONE: COMPARISON OF CONDITIONS AGAINST ZONE PROVISIONS
14 June 2017

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision	Comment / Explanation												
<p>1. That the activity be undertaken in accordance with the application and subsequent amendments (except to the extent that they are inconsistent with the following conditions) as shown on the plans referenced:</p> <ul style="list-style-type: none"> • Glendhu Station Stage 0: Master Plan, revision EC, dated Sep 2009; • Glendhu Station Stage 1: Master Plan, revision S1 EC, dated Sep 2009; • Glendhu Station Stage 2: Master Plan, revision S2, EC, dated Sep 2009; • Glendhu Station Stage 3: Master Plan, revision S3, EC, dated Sep 2009; • Glendhu Station Parkins Bay Golf Course Master Plan, dated 12 June 2015; • Parkins Bay Indicative Vegetation Categories Plan dated Sep 2009; • Parkins Bay Glendhu Station Concept Master Landuse Plan, dated 12 April 2012; • Parkins Bay Glendhu Station Public Access Tracks Plan, dated 12 April 2012; • Parkins Bay Glendhu Station Covenant Areas Plan, dated June 2011; • Parkins Bay Detail A Proposed Public Easement and Covenant area, dated Sep 2009 • Parkins Bay Detail B Proposed Covenant Areas, dated June 2011; • Parkins Bay Detail 1 Proposed Club House area Figure 10a, dated 12 April 2012; • Parkins Bay Detail 2 Compound Site Plan, September 2009; • Parkins Bay Visitor Accommodation Residences Site Location Plan; • Parkins Bay Visitor Accommodation Residences Building Mitigation Plan; • Parkins Bay Golf Course: Earthworks, dated 15 July 2015; • Parkins Bay Entry Gate elevation, dated September 2009; • Parkins Bay Plan B, dated 12 April 2012; • Parkins Bay Plan Bl, dated 12 April 2012; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan; House Site 1, dated Sep 2009; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 3 & 4, date; Sep 2009; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 5, dated Sep 2011; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan; House Site 6, dated Sep 2009; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 8, date; Sep 2009; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 9, dated Sep 2011; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 10, dated Sep 2011; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan; House Site 11, dated Sep 2009; • Parkins Bay, Visitor Accommodation Residences Detail Site 	<p>Glendhu Station Zone Structure Plan</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">44.5.2</td> <td style="width: 65%;">Buildings</td> <td style="width: 20%; text-align: center;">C</td> </tr> <tr> <td></td> <td>(a) Building (including the addition, alteration or construction of buildings) located within Activity Areas GS(C), GS(FH), G and LS (except as provided for in Rule 44.5.2(d) below), with control limited to: <ul style="list-style-type: none"> i. the external appearance of buildings, including colour, reflectance values and materials, with respect to the effect on visual and landscape values of the area; ii. visibility of buildings from the Wanaka – Mount Aspiring Road; iii. effects on indigenous biodiversity values; iv. infrastructure and servicing; v. associated earthworks and landscaping; vi. access and parking; vii. location of buildings; viii. exterior lighting; and ix. in respect of Activity Area GS(C), separation distance between buildings to reduce building dominance when viewed from Wanaka – Mount Aspiring Road. </td> <td></td> </tr> <tr> <td></td> <td>(b) Building (including the addition, alteration or construction of buildings) located within Activity Area G, outside the Golf Facilities overlay, with control limited to: <ul style="list-style-type: none"> i. the matters of control within Rule 44.5.2(a); and ii. The effectiveness of landscaping, earthworks and mounding (if any) at screening buildings from public views. </td> <td></td> </tr> <tr> <td></td> <td>(c) Building (including the addition, alteration or construction</td> <td></td> </tr> </table>	44.5.2	Buildings	C		(a) Building (including the addition, alteration or construction of buildings) located within Activity Areas GS(C), GS(FH), G and LS (except as provided for in Rule 44.5.2(d) below), with control limited to: <ul style="list-style-type: none"> i. the external appearance of buildings, including colour, reflectance values and materials, with respect to the effect on visual and landscape values of the area; ii. visibility of buildings from the Wanaka – Mount Aspiring Road; iii. effects on indigenous biodiversity values; iv. infrastructure and servicing; v. associated earthworks and landscaping; vi. access and parking; vii. location of buildings; viii. exterior lighting; and ix. in respect of Activity Area GS(C), separation distance between buildings to reduce building dominance when viewed from Wanaka – Mount Aspiring Road. 			(b) Building (including the addition, alteration or construction of buildings) located within Activity Area G, outside the Golf Facilities overlay, with control limited to: <ul style="list-style-type: none"> i. the matters of control within Rule 44.5.2(a); and ii. The effectiveness of landscaping, earthworks and mounding (if any) at screening buildings from public views. 			(c) Building (including the addition, alteration or construction		<p>The breadth of condition 1 and its detailed link to specific plans means that the intent of the condition is threaded through many of the provisions of the Glendhu Station Zone. The key difference between the zone and the consent is that the GSZ does not authorise any particular building but rather provides the framework for their approval via standards or a resource consent process. These are explained below.</p> <p>The Structure Plan sets out the location and extent of the main elements considered in the resource consent but defining the activity areas covered by the consent – G, LS and R (as well as the remaining land under other activity areas). This is then linked to Rule 44.5.10 listing the activities that can be undertaken within each activity area.</p> <p>Rule 44.5.2(a), (b) and (c) links to the external appearance of the buildings in the key activity areas covered by the consent – G, LS and R. These rules also relate to general effects of location and development of buildings.</p> <p>Rule 44.5.4 requires a spatial layout plan for development in activity area R, that will ensure the subdivision layout is related to the structure plan and thus the layout of the activities remains the same as that consented.</p> <p>Rule 44.6.3(b) sets a 3m setback from the site boundary adjoining the marginal strip around the lake and this relates to the setback contained in condition 1a.</p> <p>Rule 44.6.7 provides limits on the number of residential / visitor accommodation units in the R activity area, to match those anticipated in the consent. [Note: while the consent was for 42 units, it anticipated that a further 8 units may be accommodated through a separate consent process.] The restrictions on building scale and curtilage area are consistent with the approved plans.</p> <p>Provision has been made for a consent path where buildings are proposed to be located outside a homesite overlay.</p> <p>Rule 44.6.8 is a derived rule formalising the scale of buildings in the G and LS areas. Clauses (a)i and (b)i are based on the floor areas approved for the maintenance compound and the buildings in the lakeshore area (clubhouse and shearers quarters). Clause (a)ii provides a limit on buildings in the wider golf course to ensure that these remain very small in scale. Clause (b)ii provides for a second tier of assessment for a limited additional area of building within the LS area subject to a consent path.</p> <p>Rule 44.6.9 sets the building heights within the activity areas covered by the consent. In most cases the heights are derived from and consistent with the approved plans or where there are no relevant approved plans reference was made to the plans considered as part of</p>
	44.5.2	Buildings	C											
		(a) Building (including the addition, alteration or construction of buildings) located within Activity Areas GS(C), GS(FH), G and LS (except as provided for in Rule 44.5.2(d) below), with control limited to: <ul style="list-style-type: none"> i. the external appearance of buildings, including colour, reflectance values and materials, with respect to the effect on visual and landscape values of the area; ii. visibility of buildings from the Wanaka – Mount Aspiring Road; iii. effects on indigenous biodiversity values; iv. infrastructure and servicing; v. associated earthworks and landscaping; vi. access and parking; vii. location of buildings; viii. exterior lighting; and ix. in respect of Activity Area GS(C), separation distance between buildings to reduce building dominance when viewed from Wanaka – Mount Aspiring Road. 												
	(b) Building (including the addition, alteration or construction of buildings) located within Activity Area G, outside the Golf Facilities overlay, with control limited to: <ul style="list-style-type: none"> i. the matters of control within Rule 44.5.2(a); and ii. The effectiveness of landscaping, earthworks and mounding (if any) at screening buildings from public views. 													
	(c) Building (including the addition, alteration or construction													

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation
<ul style="list-style-type: none"> Plan, House Site 13, date; Sep 2009; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 16 &17, dated Sep 2011; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan; House Site 18, dated Sep 2009; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 19, date; Sep 2009; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 20, dated Sep 2011; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 21 & 22, dated Sep 2009; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 24, dated Sep 2009; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 26, dated Sep 2011; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 27, dated Sep 2011; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 29 & 30, dated Sep 2009; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 31 & 32, Rev A dated 08.12.2016; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 33 & 34, dated Sep 2011; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 35 & 36, Rev A dated 08.12.2016; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 37, dated Sep 2009; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 38 & 39, dated Sep 2011; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 40, dated Sep 2011; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 41 & 42, dated Sep 2009; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 43 & 44, Rev A dated 08.12.2016; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 45, dated Sep 2009; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 46 & 47, dated Sep 2011; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 48, dated Sep 2011; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 49, dated Sep 2009; • Parkins Bay, Visitor Accommodation Residences Detail Site Plan, House Site 50, dated Sep 2009; <p>a. The Clubhouse is to be moved back 3 metres from the position identified in the plan referenced Parkins Bay Detail 1 Proposed Club House area Figure 10a, dated 12 April 2012, and any necessary amendments required to be made to the layout accordingly;</p> <p>b. The south-western boundary of Development Site is to be located as shown on the Parkins Bay Glendhu Station Concept Master Landuse Plan, dated 12 April 2012;</p>		<p>of buildings) located within Activity Area R, within a Homesite overlay, with control limited to:</p> <ul style="list-style-type: none"> i. the matters of control within Rule 44.5.2(a); ii. consideration of the matters set out in 44.8 Assessment Matters; iii. Geotechnical suitability for building; iv. Integration with revegetation and mitigation planting contained within the Revegetation Strategy provided for within Rule 44.5.4; v. Clearance of pest plants within each site and ongoing maintenance of pests and weeds; vi. The effectiveness of earthworks and mounding (if any) at screening buildings from public views; and vii. The shape and design of earthworks, including their relationship to existing landforms. 		<p>the evidence package. The maximum building heights reflect the scale of buildings illustrated on the approved plans.</p> <p>Within Activity Area R, the referenced datum relates to the approved house site plans which each specified a datum for the building platform. [Note: a s.127 consent for a change of conditions was approved by Council to alter the datum for homesites 31, 35 and 43 and this approved height is reflected in the condition in the left column.] The allowance for building height of 4m above the datum is thus a derived position from the approved plans and plans for the 42 already approved homesites.</p> <p>Specific allowance has been built in for consideration of buildings in Activity Area R between 4 and 6m in height above the datum, to consider visual impacts of taller buildings than was assessed at the time of consent.</p> <p>The allowance for building height in activity area G, within the Golf Facilities Overlay, provides for the maintenance compound. This height allows for a taller building than was consented to be more flexible for storage of large machinery for servicing the golf course. This height was aligned with the anticipated height for buildings in the rural zone.</p> <p>The origin of the assessment matters within 4.8 are to provide further support at the time of considering the design of building within each of the 50 Homesites through Rule 44.5.2 so that a similar style of building would result as a substitute to each of the approved house plans.</p>
	44.5.4	<p>Residential and Visitor Accommodation (all excluding buildings) in Activity Area R</p> <p>Information Requirements:</p> <p>An application for resource consent under this rule shall include a Spatial Layout Plan and Revegetation Strategy in respect to the whole of the Activity Area. Elements of the Spatial Layout Plan and Revegetation Strategy may also extend into parts of Activity Areas G, GS(OS/F) and LS, if necessary to achieve revegetation outcomes, vehicle access, subdivision or to undertake mitigation mounding relating to Residential or Visitor Accommodation Activities within Activity Area R.</p> <ul style="list-style-type: none"> (a) ... (b) The Spatial Layout Plan/s shall include further detail relating to: <ul style="list-style-type: none"> i. The location and alignment of vehicular access; ii. Subdivision layout; and iii. Earthworks for the construction of mitigation mounding and earth re-contouring within Activity Area R. 	RD	
	44.5.8	<p>Any activity within Activity Area R in the absence of resource consent granted under Rule 44.5.4</p>	D	
	44.5.10	<p>Structure Plan - Activities</p> <p>Any activity which is not provided for within the list of activities below or which is not provided a specific activity status through any other rule within the Standards in 44.6 (Table 2):</p> <ul style="list-style-type: none"> (a) Residences Activity Area (R) – the use of this area is restricted to residential activities and visitor 	D	

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation
<p>c. The public access track through the visitor accommodation residential units area (Area B) shall be in the location outlined on the plan referenced Parkins Bay Glendhu Station Concept Landuse Master Plan, dated 12 April 2012.</p> <p>d. The golf course layout was amended under variation RM150467 and the approved layout is shown on: 'Glendhu Station Parkins Bay Golf Course Master Plan, dated 12 June 2015.</p>		<p>accommodation, public access trails, outdoor recreation activity, and areas of indigenous revegetation.</p> <p>(b) Campground Activity Area (GS(C)) – the use of this area is restricted to farming, farm structures and visitor accommodation (limited to the establishment and operation of a Camping Ground), public access trails, outdoor recreation activities and provision for a new road access alignment, and areas of indigenous revegetation.</p> <p>(c) Farm Homestead Activity Area (GS(FH)) – the use of this area is restricted to small scale commercial activities that are designed to complement and support the campground and visitor accommodation; including farm stays, conferences, events and functions (e.g. weddings), farm tours, and a small scale abattoir, butcher, packing shed, craft brewery and tannery, together with farming, farm structures, mining, outdoor recreation activities, public access trails and provision for a new road access alignment, and areas of indigenous revegetation.</p> <p>(d) Lakeshore Activity Area (LS) – the use of this area is restricted to visitor accommodation, functions and events, access links to a jetty to facilitate public access and water based transport, the golf course club house with restaurant and café, associated sales and offices, and associated golf activities, public access trails, outdoor recreation activities, vehicle access and parking, and any utilities, infrastructure and vehicle access related to other activities anticipated in the zone, and areas of indigenous revegetation.</p> <p>(e) Open Space Farm Activity Area (GS(OS/F)) – Activities in this area are limited to farming activities, outdoor recreation activities, including public access trails, farm access trails, areas of ecological enhancement and indigenous revegetation, up to two residential units located within Covenant Area CH within Lot 6 DP 457489 and Covenant Area CI on Lot 7 DP 457489, small scale eco-themed visitor accommodation, and any mining, utilities, infrastructure and vehicle access related to other activities anticipated in the zone.</p> <p>(f) Golf Activity Area (G) – the use of this area is restricted to the development and operation of a golf course, maintenance and operational facilities, underpasses, a driving range, commercial golf instruction, public access trails, outdoor recreation activities and areas of indigenous revegetation, and any utilities, infrastructure and vehicle access related to other activities anticipated in the zone, and areas of indigenous revegetation</p>		
	<p>44.6.3</p>	<p>Setbacks (a) ...</p>	<p>RD</p>	

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		(b) Buildings shall be set back a minimum of 3m from the site boundary adjoining the marginal strip around the foreshore of Lake Wanaka. (c) ...		
	44.6.6	Structure Plan (a) Development of the primary access roads shall be undertaken in general accordance with the Structure Plan. For the purposes of interpreting this rule, the following shall apply: i. A variance of up to 100m from the location and alignment shown on the Structure Plan shall be acceptable. ii. Primary access routes may be otherwise located and follow different alignments provided that any such alignment enables a similar journey.	D	
	44.6.7	Residential and Visitor Accommodation (a) Within Activity Area R there shall be no more than 50 residential or visitor accommodation units.	D	
		(b) Within Activity Area R: i. the maximum scale of buildings shall not exceed 400m ² for each homesite. ii. the curtilage shall not exceed 1,000m ² for each homesite. iii. ...	D	
		(c) Within Activity Area R, any building located outside a homesite overlay identified on the Structure Plan, but meeting all other matters listed in clause (b) above, shall be a restricted discretionary activity with discretion restricted to: i. landscape and visual amenity effects, including ensuring that all buildings are located to avoid adverse visual effects from public places including where they potentially appear on ridges or skylines or are visually prominent; and ii. effects on indigenous biodiversity values.	RD	
	44.6.8	Site Coverage and Building Areas (a) The maximum building areas within Activity Area G shall be: i. Within the golf facilities overlay, buildings shall be limited to a maximum total footprint of 700m ² . ii. Outside the golf facilities overlay, buildings shall be limited to a maximum footprint of	D	

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation
		50m2 for each individual building.		
		(b) Within Activity Area LS: i. buildings shall be limited to a maximum of 3,500m2 GFA. ii. building coverage in addition to (b) i. above, of an additional 1,000m2 of building footprint, shall be a restricted discretionary activity, with discretion restricted to: - landscape and visual amenity effects; and - effects on indigenous biodiversity values.	RD	
	44.6.9	Building Height The maximum height of buildings shall be: (a) ... (d) Activity Area LS 8m (e) Activity Area GS(OS/F) – All non-farm buildings 8m (f) Activity Area GS(OS/F) – Farm buildings 4m (g) Activity Area G – within Golf Facilities Overlay 8m (h) Activity Area G – outside Golf Facilities Overlay 4m	NC	
		(i) Activity Area R – outside of the Homesite Overlay; the maximum height for any building shall be 4m, measured from ground level to any point at the highest part of the building immediately above.	NC	
		(j) Activity Area R – within the Homesite Overlay; the maximum height for any building shall be 4m above the datum level specified below and as measured to the highest part of the building immediately above. Homesite..Datum (masl) Homesite Datum (masl) HS 1 304.5 HS 26 352.3 HS 2 305.0 HS 27 352.3 HS 3 307.5 HS 28 348.0 HS 4 307.5 HS 29 348.5 HS 5 308.0 HS 30 346.8 HS 6 334.0 HS 31 351.5 HS 7 337.5 HS 32 349.5 HS 8 322.5 HS 33 353.0 HS 9 321.5 HS 34 352.0 HS 10 321.0 HS 35 326.0 HS 11 322.0 HS 36 326.5 HS 12 357.0 HS 37 332.5 HS 13 359.5 HS 38 334.0 HS 14 353.0 HS 39 332.0 HS 15 356.0 HS 40 328.0 HS 16 355.5 HS 41 328.6 HS 17 354.0 HS 42 323.0 HS 18 354.5 HS 43 322.0 HS 19 358.0 HS 44 322.0	RD	

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation
	HS 20 361.0 HS 21 361.5 HS 22 361.0 HS 23 361.0 HS 24 363.5 HS 25 363.0	HS 45 322.0 HS 46 317.0 HS 47 317.0 HS 48 315.6 HS 49 314.9 HS 50 316.4		
	(k)	Activity Area R – within the Homesite Overlay; any building with a maximum height of 6m above the datum levels specific in (j) above	NC	
	44.8 Assessment Matters When assessing applications under rule 44.5.2(c), the following assessment matters shall be considered: (a) The extent to which all external above ground cladding is predominantly a mix of local natural schist stone, shuttered concrete, rammed earth, bagged plaster render and/or natural timber. (b) The use of non-reflective glazing and/or eaves to minimise reflection of light off glass. (c) The extent to which all colours will be predominantly within the shades of browns, greys, greens and earth tones. (d) The use of local grasses, tussocks, shale (local schist chip), slate or timber shakes/shingles as the predominant roofing materials. (e) The extent to which exterior lighting can be minimised to avoid adverse effects on amenity values.			
2. The consent holder shall pay to the Council an initial fee of \$240 for the costs associated with the initial monitoring of this resource consent in accordance with section 35 of the Resource Management Act 1991 and any ongoing costs associated with the monitoring of this decision.	-			Not relevant to zone provisions.
3. Upon completion of the proposed activity, the consent holder shall contact the Monitoring Section at Council to arrange a time for an inspection of the proposed work to ensure all conditions have been complied with	-			Not relevant to zone provisions.
Timeframe and Staging 4. The lapsing date of the consent under section 125 of the Resource Management Act 1991 shall be ten years from the commencement of the consent.	-			Not relevant to zone provisions.
5. The programme for implementation of the consent, including landscaping, shall be staged generally in accordance with the timing outlined below, subject to compliance with Condition 8 below, relating to certification of planting for visitor accommodation residences. Each stage shall be completed to the satisfaction of Council, within the specified timeframe and before the next stage commences.				Not included in zone provisions.
The proposed staging is as follows: i. Stage 1 - within approximately 24 months of the works commencing on site. • Eco source seed stock and grow-on in nursery				Key elements have been retained and integrated into the rules where necessary e.g. requirement for the residences to link to the revegetation strategy as a means of ensuring that the key mitigation revegetation specifically required to address the effects of built form is provided. Aside from staging aspects, the actual actions listed are incorporated into each of the building elements are provided through the structure plan and related rules. With respect to the quantum of mitigation and other revegetation, these are now also prescribed in terms of the

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation
<ul style="list-style-type: none"> 18 hole golf course/driving range and maintenance compound Clubhouse Shearer's quarters 10 x Visitor Accommodation Residences (Units 24, 29, 31, 32, 34, 35, 36, 42, 43 & 44) Access road, car park and golf underpasses Jetty Roading earthworks Earthworks for the building platforms of the 42 visitor accommodation residences Re grass/sow-out exposed golf villa earthworks Sow out entire golf course. This is to be done progressively as holes are completed and irrigation is available. 2ha mitigation revegetation planting as detailed in the Revegetation Strategy prepared in accordance with Condition 6 Creation of the public access tracks and appropriate access easements. Install new farm fencing as required The removal of the row of Douglas Fir Trees to the southeast of the development site Removal of conifers as required by Condition 41(r). The golf course shall be constructed prior to the occupation of the visitor accommodation residences specified in Stage 1 				<p>revegetation strategy Rule 44.5.4.</p> <p>The specific requirements relating to the removal of conifers are not addressed within any of the rules within the GSZ.</p>
<p>ii. Stage 2 - within 24 months of the completion of Stage 1</p> <ul style="list-style-type: none"> 6ha of mitigation revegetation as detailed in the Revegetation Strategy prepared in accordance with Condition 6 20 x Visitor Accommodation Residences (Units 1, 3, 4, 5, 8, 9, 10, 11, 13, 16, 18, 19, 20, 30, 33, 38, 47, 48, 49 & 50) 				
<p>iii. Stage 3 - within 24 months of the completion of Stage 2</p> <ul style="list-style-type: none"> Remaining revegetation as detailed in the Revegetation Strategy prepared in accordance with Condition 6 12 x Visitor Accommodation Residences (Units 6, 17, 21, 22, 26, 27, 37, 39, 40, 41, 45, 46). Fencing off the Stock Route shown on Parkins Bay Plan B dated 12 April 2012 to prevent stock accessing the regeneration areas in Covenant Area D identified on the Parkins Bay Glendhu Station Covenant Areas Plan dated June 2011. Fencing of the areas required by Conditions 41(w) and 41(y). 				
<p>Planting Plan</p> <p>6. The consent holder shall prepare and implement a Revegetation Strategy that achieves the following objectives.</p> <ul style="list-style-type: none"> To provide a vegetation cover framework of Kanuka and other appropriate native species in the short term, which can become the basis for biodiversity enhancement as the project develops, To provide screening for residential buildings for viewers from the road in accordance with the attached plans and the Revegetation Strategy, To reflect the underlying of landform and soils in the native 	<p>44.5.2</p>	<p>Buildings</p> <p>(c) Building (including the addition, alteration or construction of buildings) located within Activity Area R, within a Homesite overlay, with control limited to:</p> <p>i. ...</p> <p>iv. Integration with revegetation and mitigation planting contained within the Revegetation Strategy</p>	<p>C</p>	<p>Rule 44.5.2(c) provides a link between buildings in the R area and the requirements of the revegetation strategy.</p> <p>Rule 44.5.4 (a) is the main connection between condition 6 and the zone provisions. It requires the provision of the revegetation strategy to be linked to development in activity area R and incorporates all key elements of the condition.</p> <p>In addition, the rule includes a requirement for minimum areas of mitigation planting and other planting to align with the areas on the approved plans.</p> <p>It is also relevant to note that this condition of consent has already</p>

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation
<p>vegetation cover of the site,</p> <ul style="list-style-type: none"> To achieve eventual revegetation of the Gully shown on Parkins Bay Plan B dated 12 April 2012 with a mix of locally sourced native species including Totara. To achieve eventual revegetation of the Moraine Slope shown on Parkins Bay Plan B dated 12 April 2012. To ensure that the "rough" areas of the golfcourse, being the vegetated areas not required to be mowed or otherwise maintained, regenerate naturally (excluding noxious weeds). To link with other revegetated areas outside the site; <p>The Revegetation Strategy shall identify those steps that need to be undertaken in each of the three areas shown on the attached plans referenced Glendhu Station Stage 1: Master Plan, Glendhu Station Stage 2: Master Plan, Glendhu Station Stage 3: Master Plan, dated September 2009 to give effect to the Strategy. The Revegetation Strategy shall include:</p> <ul style="list-style-type: none"> timing of planting and replacement/additional planting over 5 years; details of the management proposed from the time of granting consent up to 10 years after initial planting - site preparation, weed control, pest control, any watering or fertilisers, stock control and maintenance; details of plant sources; protection measures for existing values - wetlands, lake shore, lake water quality; integration of planting with other components of the development - earthworks, construction; fencing of the regeneration area for stock to pass through parts of the site; the replacement of the existing poplar trees next to the clubhouse and shearer's accommodation if they become diseased or die. Root stock shall be sourced from the existing healthy Lombardy poplars which are to be taken and grown on for this purpose <p>Prior to the commencement of the construction the consent holder shall provide an initial Revegetation Strategy for certification by Council. This strategy shall define the different stages and areas of work. Prior to the commencement of any construction within a specific stage/area of work a detailed Revegetation Strategy shall be provided to the Council for certification. During the development, the Strategy may be altered to add new material, to reflect increased knowledge or to represent best practice methodology, and any amendments to the Strategy shall be provided to the Council for certification. The Final Revegetation Strategy shall be provided to the Council prior to the commencement of the final stage/area of work.</p>		<p>provided for within Rule 44.5.4;</p> <ul style="list-style-type: none"> v. Clearance of pest plants within each site and ongoing maintenance of pests and weeds; vi. ... 		<p>been given effect to through the certification of the initial Revegetation Strategy by Council and the commencement of revegetation planting works on site.</p> <p>The replacement of the existing poplar trees next to the clubhouse and shearer's accommodation if they become diseased or die is not specifically provided for with any rule.</p>
	<p>44.5.4</p>	<p>Residential and Visitor Accommodation (all excluding buildings) in Activity Area R Information Requirements: An application for resource consent under this rule shall include a Spatial Layout Plan and Revegetation Strategy in respect to the whole of the Activity Area. Elements of the Spatial Layout Plan and Revegetation Strategy may also extend into parts of Activity Areas G, GS(OS/F) and LS, if necessary to achieve revegetation outcomes, vehicle access, subdivision or to undertake mitigation mounding relating to Residential or Visitor Accommodation Activities within Activity Area R.</p> <p>(a) The Revegetation Strategy, shall include the following proposed measures:</p> <ul style="list-style-type: none"> i. A vegetation cover framework of Kanuka and other appropriate indigenous species in the short term, which can be become the basis for biodiversity enhancement as the zone develops; ii. A minimum of 8 ha of mitigation revegetation and 14.75 ha of other planting iii. Screening of residential buildings for viewers from the road; iv. To reflect the underlying of landform and soils in the indigenous vegetation cover of the Zone; v. To achieve eventual revegetation of the Gully and Moraine Slopes within the Farm and Vegetation Management Area identified on the Structure Plan, where appropriate, with a mix of locally sourced indigenous species including Totara; vi. To ensure that the "rough" areas of the golf course, being the vegetated areas not required to be mowed or otherwise maintained, regenerate naturally (excluding noxious weeds); vii. To provide fencing of the Farm and Vegetation Management Areas, where necessary, for protection from stock; viii. To link with other revegetated areas outside the site; ix. Details of the timing of planting in relation to the staging of building construction; x. Details of the management proposed for up to 10 years after initial planting - site preparation, weed control, pest control, any 	<p>RD</p>	

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation
		watering or fertilisers, plant replacement, stock control and maintenance; xi. Details of plant sources; xii. Protection measures for existing values, including riparian areas, wetlands, lake shore, water quality; xiii. Integration of planting with other components of the development, including earthworks and construction; and xiv. Fencing of the regeneration area to define stock access routes.		
	44.5.8	Any activity within Activity Area R in the absence of resource consent granted under Rule 44.5.4	D	
7. Prior to the commencement of any construction of the visitor accommodation/residential units the consent holder shall provide for the certification of the Council details of all earth mounds, if any, and their respective volumes, location and elevations required to provide screening for the visitor accommodation/residential units which shall be tied into existing landforms and organically shaped to be congruent with their respective surroundings.	44.5.2	Buildings (c) Building (including the addition, alteration or construction of buildings) located within Activity Area R, within a Homesite overlay, with control limited to: i. ... vi. The effectiveness of earthworks and mounding (if any) at screening buildings from public views; and vii. The shape and design of earthworks, including their relationship to existing landforms.	C	Earthworks for the construction of mitigation mounding and earth re-contouring within Activity Area R is included as a part of the Spatial Layout Plan. This is further addressed at the time of building through Rule 44.5.2 that provides a process for ensuring that the earth mounds are appropriate. An initial earthworks plan has been certified by the Council and earthworks have commenced on the roading within activity area R and on the initial building platforms.
	44.5.4	Residential and Visitor Accommodation (all excluding buildings) in Activity Area R <u>Information Requirements:</u> An application for resource consent under this rule shall include a Spatial Layout Plan and Revegetation Strategy in respect to the whole of the Activity Area. Elements of the Spatial Layout Plan and Revegetation Strategy may also extend into parts of Activity Areas G, GS(OS/F) and LS, if necessary to achieve revegetation outcomes, vehicle access, subdivision or to undertake mitigation mounding relating to Residential or Visitor Accommodation Activities within Activity Area R. ... (b) The Spatial Layout Plan/s shall include further detail relation to: ii. Earthworks for the construction of mitigation mounding and earth re-contouring.		

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation
<p>8. Prior to the construction of visitor accommodation / residential units for:</p> <p>a. Stage 1 and 2 (as specified in Condition 5), certification shall be obtained from the Council that the planting conforms to the certified Revegetation Strategy for those stages and that more than 75% of the plants are live and healthy at a period of 12 months from the date of establishment. All diseased or dying plants shall be replaced to the satisfaction of the Council.</p> <p>b. Stage 3 (as specified in Condition 5), certification shall be obtained from the Council that the planting conforms to the certified Revegetation Strategy for that stage and that more than 75% of the plants are live and healthy and at an average height of 3 metres. All diseased or dying plants shall be replaced to the satisfaction of the Council.</p>	<p>44.5.2</p>	<p>Buildings</p> <p>(c) Building (including the addition, alteration or construction of buildings) located within Activity Area R, within a Homesite overlay, with control limited to:</p> <p>i. ...</p> <p>iv. Integration with revegetation and mitigation planting contained within the Revegetation Strategy provided for within Rule 44.5.4;</p> <p>v. Clearance of pest plants within each site and ongoing maintenance of pests and weeds;</p> <p>vi.</p>	<p>C</p>	<p>The screening function of vegetation is addressed through the Revegetation Strategy Rule 44.5.4 and as part of the rules for building within Rule 44.5.2 that provides a process for ensuring that the revegetation is linked to the buildings and remains sufficient.</p>
<p>44.5.4</p>	<p>Residential and Visitor Accommodation (all excluding buildings) in Activity Area R</p> <p><u>Information Requirements:</u></p> <p>An application for resource consent under this rule shall include a Spatial Layout Plan and Revegetation Strategy in respect to the whole of the Activity Area. Elements of the Spatial Layout Plan and Revegetation Strategy may also extend into parts of Activity Areas G, GS(OS/F) and LS, if necessary to achieve revegetation outcomes, vehicle access, subdivision or to undertake mitigation mounding relating to Residential or Visitor Accommodation Activities within Activity Area R.</p> <p>...</p> <p>(a) The Revegetation Strategy shall include the following proposed measures:</p> <p>iii. Screening of residential building for viewers from the road.</p>	<p>RD</p>		
<p>9. Planting for all visitor accommodation residences implemented in accordance with the Revegetation Strategy shall be irrigated for a period of five years from establishment to ensure optimal growth rates. To avoid fire risk all planting shall be located at an appropriate distance from any residential villa.</p>	<p>44.6.5</p>	<p>Vegetation</p> <p>(a) Planting implemented in accordance with the Rule 44.5.4 shall be irrigated for a period of five years from establishment.</p> <p>(b) ...</p>	<p>D</p>	<p>Replication of condition.</p> <p>The requirements of this condition to setback planting from residential villas is not specifically addressed as part of any rule.</p>
<p>10. All planting implemented in accordance with the Revegetation Strategy is to be:</p> <p>a. Maintained for a period of ten years from the first season of planting to the satisfaction of Council.</p> <p>b. All diseased or dying plants shall be replaced to the satisfaction of Council.</p> <p>c. An annual report on the maintenance and health of planting is to be provided to the Council for a period of ten years from the first season of</p>	<p>44.6.5</p>	<p>Vegetation</p> <p>(a) ...</p> <p>(b) All planting implemented in accordance with the Rule 44.5.4 shall be:</p> <p>i. Maintained for a period of ten years from the first season of planting;</p> <p>ii. All diseased or dying plants shall be replaced; and</p> <p>iii. An annual report on the maintenance and health of planting is to be provided to the</p>	<p>D</p>	<p>Replication of condition.</p>

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<p>planting.</p> <p>The Council may serve notice of its intention to review, amend or add to the Revegetation Strategy to require additional planting, as may be required in order to achieve the Objectives outlined in Condition 6. Revegetation is to be protected by a covenant registered on the land title that will protect the planting in perpetuity.</p>		<p>Council for a period of ten years from the first season of planting.</p> <p>(c) ...</p>		
<p>Lighting</p> <p>11. All exterior lighting shall be fixed and no higher than 1 metre above finished ground level, capped, filtered or pointed downwards and screened so as to reduce lux spill. There shall be no lighting of the vehicle access ways within the site. The lighting shall be limited to:</p> <ul style="list-style-type: none"> a. Lighting at the entry point to the golf course. b. Sensor lights in the arrival forecourts for each of the visitor accommodation residences to allow for safe navigation from the garage. These will be limited to downlights on either side of the garage and entry doors and will be located on the south side of the buildings. c. Bollard and subtle up-lighting around the Clubhouse and the Shearers' Quarters. d. Solar LED lights on the path between the Clubhouse and the Shearers' Quarters. e. A navigation light at the end of the jetty. f. Road lighting limited to low wattage, solar LED catseye lights placed at intersections in the middle of the road. These are to provide a visual cue to denote the intersection. 	<p>44.5.2</p> <p>Buildings</p> <p>(a) Building (including the addition, alteration or construction of buildings) located within Activity Areas GS(C), GS(FH), G and LS (except as provided for in Rule 44.5.2(d) below), with control limited to:</p> <ul style="list-style-type: none"> i. ... viii. exterior lighting; and ... 	<p>C</p>		<p>These provisions require consideration of lighting associated with activities in the G, LS and R activity areas to enable similar conditions to be imposed</p> <p>The zone does not include any provisions relating to the jetty (which is not in the zone) and separate consideration of the jetty would remain necessary under other district and regional rules.</p>
	<p>44.5.2</p> <p>Buildings</p> <p>(c) Building (including the addition, alteration or construction of buildings) located within Activity Area R, within a Homesite overlay, with control limited to:</p> <ul style="list-style-type: none"> i. the matters of control within Rule 44.5.2(a); ii. ... 	<p>C</p>		
	<p>44.6.10</p> <p>Lighting and Glare</p> <p>(a) All exterior lighting shall be fixed and no higher than 1 metre above finished ground level, capped, filtered or pointed downwards and screened so as to reduce lux spill.</p> <p>(b) All fixed lighting shall be directed away from adjacent roads and properties.</p> <p>(c) No activity shall result in a greater than 3.0 lux spill, horizontal and vertical, of light onto any property located outside of the Zone, measured at any point inside the boundary of the adjoining property.</p> <p>(d) There shall be no lighting of vehicle access ways within the Glendhu Station Zone.</p>	<p>NC</p>		
<p>Ongoing Management Obligations</p> <p>12. No person is permitted to remove or physically alter the approved earth mounds and landscaping.</p>	<p>44.5.2</p> <p>Buildings</p> <p>(c) Building (including the addition, alteration or construction of buildings) located within Activity Area R, within a Homesite overlay, with control limited to:</p> <ul style="list-style-type: none"> i. ... iv. Integration with revegetation and mitigation planting contained within the Revegetation Strategy provided for within Rule 44.5.4; v. Clearance of pest plants within each site and 	<p>C</p>		<p>The consent process for buildings under this rule would ensure that the mounds and landscaping are not removed or altered.</p>

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation
		ongoing maintenance of pests and weeds; vi. The effectiveness of earthworks and mounding (if any) at screening buildings from public views; and vii. The shape and design of earthworks, including their relationship to existing landforms.		
13. No person shall be permitted to plant exotic trees other than those tree species (or similar, subject to approval by Council) specified within the Planting Plan approved pursuant to Condition 6).	44.6.5	Vegetation (a) ... (c) There shall be no planting of any exotic trees species, except as provided for through Rule 44.5.4.	D	Replication of condition.
14. The consent holder shall provide for the on-going management of wilding plants and animal pests over the Development Site as outlined in the Revegetation Strategy approved pursuant to Condition 6.	44.5.2	Buildings (c) Building (including the addition, alteration or construction of buildings) located within Activity Area R, within a Homesite overlay, with control limited to: i. ... v. Clearance of pest plants within each site and ongoing maintenance of pests and weeds; ...	C	Replication of condition.
	44.5.4 Residential and Visitor Accommodation (all excluding buildings) in Activity Area R Information Requirements: An application for resource consent under this rule shall include a Spatial Layout Plan and Revegetation Strategy in respect to the whole of the Activity Area. Elements of the Spatial Layout Plan and Revegetation Strategy may also extend into parts of Activity Areas G, GS(OS/F) and LS, if necessary to achieve revegetation outcomes, vehicle access, subdivision or to undertake mitigation mounding relating to Residential or Visitor Accommodation Activities within Activity Area R. (a) The Revegetation Strategy, shall include the following proposed measures: i. ... x. Details of the management proposed for up to 10 years after initial planting - site preparation, weed control, pest control, any watering or fertilisers, plant replacement, stock control and maintenance; xi. ...	RD		
Engineering 15. All engineering works shall be carried out in accordance with the Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.	-			Not relevant to zone provisions – any requirements for integration with Council standards would be aligned through the consent processes for works being undertaken.
16. The owner of the land being developed shall provide a letter to the Council advising who their representative is for the design and execution of the	-			Not relevant to zone provisions.

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<p>engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under sections 1.4 and 1.5 of NZS4404:2004 "Land Development and Subdivision Engineering", in relation to this development.</p>				
<p>17. Prior to the commencement of any building construction the consent holder shall provide to the Council a geotechnical report/s, prepared by a suitably qualified and experienced geotechnical engineer, which certifies that all building platforms are capable of supporting the proposed buildings, are suitable for the activity and are free from inundation, subsidence, erosion and slippage and otherwise suitable for the proposed use. Such geotechnical reports shall be provided progressively for each building or group of buildings prior to commencement of construction of that building or group of buildings.</p>	<p>44.5.2</p>	<p>Buildings</p> <p>(c) Building (including the addition, alteration or construction of buildings) located within Activity Area R, within a Homesite overlay, with control limited to:</p> <p>i. ...</p> <p>iii. Geotechnical suitability for building;</p> <p>iv. ...</p>	<p>C</p>	<p>Provides assurance of geotechnical suitability at the time of building.</p>
<p>18. Prior to the commencement of any work described in a. – m. below relevant to a development activity, the consent holder shall for that development activity provide to the Council for review copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (15), to detail the following engineering works required:</p> <p>a. The construction of all roads within the development to be in accordance with the guidelines provided for in Table 3.2(a) of the NZS4404:2004 amendments as adopted by the Council in October 2005. Internal roads serving the Shearers Quarters, Golf Course and Clubhouse shall be constructed to the standards of a Local road as a minimum standard. All internal roads may remain in private ownership and shall be maintained by the consent holder. Passing bays are to be provided on one way carriageways as required but at maximum intervals of 100 metres.</p> <p>b. The construction of the intersections of the new roads to serve the development with the Wanaka-Mt Aspiring Road to be in accordance with Council's standards and in accordance with the information supplied with the application with respect to sight distances. The sight distance from the main golf course entrance to the west is to be improved by removing obstructing trees and shrubs on the bend in Wanaka-Mt Aspiring Road. This visibility splay is to be maintained by the consent holder on a continuing basis. The intersections for both the main golf course roads and the residential chalets road shall be formed in accordance with Diagram 4 of the POOP and also in accordance with the Council's Rural Roading Corridors - Corridor Management Guideline (particularly Section 4.10 - Slip Lanes).</p> <p>c. The construction of all vehicle manoeuvring areas and car parks specified in the application to serve the development are to be constructed in accordance with the attached Plan referenced "Parkins Bay Detail 1 Proposed Clubhouse Area, Figure 10a, dated 12 April 2012. This plan shows 12 covered parking spaces adjacent to the clubhouse, a 40 space gravel car parking area adjacent to the clubhouse, a ten space gravel car park area adjacent to the bus turning bay/parking area and 16</p>	<p>44.6.1</p>	<p>44.6.1.1 Standards for Public Access Trails</p> <p>(a) ...</p> <p>(b) Except as set out above, all trails shall be constructed and maintained in accordance with the Walking Track Standard as defined in the Standard New Zealand Handbook for Tracks and Outdoor Visitor Structures (SNZ HB 8630; 2004). ...</p>	<p>RD</p>	<p>The applicable number of carparks, loading areas, turning bays, passing areas, etc, together with the appropriate surfacing and access arrangements would be determined at the time of consenting access to the various activity areas. The Transport Chapter of the District Plan would apply (as a district wide chapter). This would appropriately deal with conditions 18 a, b, c, j and l.</p> <p>This aspect of rule 44.6.1.1 links to the trail construction requirement in condition 18 d.</p> <p>Clause e. and the underpasses are indicated on the structure plan, but not otherwise supported by the rules as the GSZ does not apply to the land within the road corridor. Separate permission would be required from the Council to construct each underpass.</p> <p>Clause f is not relevant to zone provisions as the jetty would be outside the Glendhu Station zone and would be subject to any relevant district or regional consents.</p> <p>All regional consents would be sought as required.</p> <p>Clauses g, h, i, k, m, n, o and p deal with servicing requirements and this level of servicing is maintained through Rule 44.6.11.</p>
	<p>44.6.11</p>	<p>Servicing</p> <p>(a) All habitable or public buildings within Activity Areas R, LS, G, GS(FH) and GS(C) shall connect to infrastructure for the provision of a water supply, wastewater disposal, power and telecommunications. Discretion is restricted to the capacity of infrastructure.</p>	<p>RD</p>	
		<p>(b) All services, with the exception of stormwater systems, shall be reticulated underground.</p>	<p>NC</p>	

<p>Consent condition (up to date conditions as at 2 June 2017)</p>	<p>Glendhu Station Zone Provision</p>	<p>Comment / Explanation</p>
<p>spaces to be provided on all weather surfacing along the access road under the trees; one gravel bus turning bay/parking area and an overflow parking area for at least 150 vehicles that is not required to be formed</p> <p>d. All walking and cycling tracks marked by blue dotted lines on the attached plan referenced Parkins Bay Glendhu Station Concept Master Landuse Plan dated 12 April 2012 shall be constructed and maintained in accordance with the Walking Track Standard as defined in the Standard New Zealand Handbook for Tracks and Outdoor Visitor Structures (SNZ HB 8630; 2004), except as specified in Condition 41.</p> <p>e. The construction of the underpasses under Wanaka-Mt Aspiring Road are to be designed by a suitably qualified and experienced engineer. These underpasses are to be approved by the Council and all necessary permits and licenses are to be applied for and granted prior to undertaking any development on site. If the necessary Council approvals are not granted then the consent holder shall submit a revised traffic assessment for approval that addresses any issues with the golf course and other internal traffic crossing Wanaka-Mt Aspiring Road.</p> <p>f. The consent holder shall obtain approval from the Council and all necessary permits and licences are to be applied for and obtained prior to commencing construction of the jetty including the pontoon.</p> <p>g. The provision of a water supply to each residence and all other components of the development in terms of Council's standards. Each residence shall be supplied with a minimum of 2100 litres per day of potable water that complies with the requirements of the Drinking Water Standard for New Zealand 2005. All other components of the development are to be supplied with the quantity of potable water that complies with the requirements of the Drinking Water Standard for New Zealand 2005 specified in the application.</p> <p>h. The provision of fire hydrants with adequate pressure and flow to service each residence with a Class W3 fire risk in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies 2003. Any lesser risk must be approved in writing by Fire Service NZ, Dunedin Office.</p> <p>i. The provision of fire hydrants with adequate pressure and flow to service each component of the development with the appropriate Class of fire risk in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies 2003. Any lesser risk must be approved in writing by Fire Service NZ, Dunedin Office.</p> <p>j. The provision of sealed vehicle crossing to each residence site from internal roads to be in terms of Diagram 2, Appendix 7 and Rule 14.2.4.2 of the Partially Operative District Plan. This shall be trafficable in all weathers and be capable of withstanding a laden weight of up to 25 tonnes with an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.</p> <p>k. The provision of a stormwater disposal system that is to provide</p>		

<p>Consent condition (up to date conditions as at 2 June 2017)</p>	<p>Glendhu Station Zone Provision</p>	<p>Comment / Explanation</p>
<p>stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be designed by a suitably qualified professional as defined in Section 1.4 of NZS4404:2004 and subject to the review of Council prior to implementation.</p> <p>i. The provision of an access way to each residence that complies with the guidelines provided for in Table 3.2(a) of the NZS4404:2004 amendments as adopted by the Council in October 2005.</p> <p>m. The provisions of an effluent disposal system designed by a suitably qualified professional as defined in section 1.4 of NZS4404:2004 in terms of AS/NZS 1547:2000 that will provide sufficient treatment / renovation to effluent from on-site disposal, prior to discharge to land. To maintain high effluent quality such a system would require the following:</p> <ul style="list-style-type: none"> • Specific design by a suitably qualified professional engineer. • A requirement that each component of the development must include systems that achieve the levels of treatment determined by the specific design. • Regular maintenance in accordance with the recommendations of the system designer and a commitment by the owner of each system to undertake this maintenance. • Intermittent effluent quality checks to ensure compliance with the system designer's specification. • Disposal areas shall be located such that maximum separation (in all instances greater than 50 metres) is obtained from any watercourse or water supply bore. • The system is to be designed and constructed in accordance with the information supplied in the application in particular the report prepared by Glasson Potts Fowler (ref 9198GLE-1A dated July 2006) <p>n. The drinking water supply is to be monitored in compliance with the Drinking Water Standards for New Zealand 2005 for the presence of E.coli, by the management group for the development, and the results forwarded to the Council. The Ministry of Health shall approve the laboratory carrying out the analysis. Should the water not meet the requirements of the Standard then the management group for the lots shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand 2005 are met or exceeded.</p> <p>o. In the event that the number of persons to be accommodated in any residence is to be greater than three, then the Council will require commensurate increases in the water supply to that lot at the rate of 700 litres per extra person per day.</p> <p>p. All water tanks to be underground.</p>		

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation
<p>19. Prior to the occupation of any visitor accommodation residential unit, or of the Clubhouse, or of the Shearers Quarters, or of the Maintenance Compound the consent holder shall complete the following for each stage (as specified in condition 5):</p> <p>a. The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with the appropriate part of this development.</p> <p>b. The completion of all relevant works detailed in condition 18 above.</p> <p>c. The consent holder shall provide a suitable and usable power supply and telecommunications connection to the residences and all other components of the development. These connections shall be underground from any existing reticulation and in accordance with any requirements/standards of Aurora Energy/Delta and Telecom.</p>	<p>44.5.2</p> <p>Buildings</p> <p>(a) Building (including the addition, alteration or construction of buildings) located within Activity Areas GS(C), GS(FH), G and LS (except as provided for in Rule 44.5.2(d) below), with control limited to:</p> <p>i. the external appearance of buildings, including colour, reflectance values and materials, with respect to the effect on visual and landscape values of the area; ...</p>	<p>C</p>		<p>Rule 44.5.2 includes clauses that relate to the built design of the visitor accommodation residential units, the Clubhouse, the Shearers Quarters, and the Maintenance Compound and would fulfil the intent of condition 19 a and b.</p> <p>Rule 44.6.11 covers servicing requirements and thus replicates clause c of condition 19.</p>
	<p>(b) Building (including the addition, alteration or construction of buildings) located within Activity Area G, outside the Golf Facilities overlay, with control limited to:</p> <p>i. the matters of control within Rule 44.5.2(a); and</p> <p>ii. The effectiveness of landscaping, earthworks and mounding (if any) at screening buildings from public views.</p>	<p>C</p>		
	<p>(c) Building (including the addition, alteration or construction of buildings) located within Activity Area R, within a Homesite overlay, with control limited to:</p> <p>i. the matters of control within Rule 44.5.2(a);</p> <p>ii. consideration of the matters set out in 44.8 Assessment Matters;</p> <p>iii. Geotechnical suitability for building;</p> <p>iv. ...</p>	<p>C</p>		
	<p>44.6.11</p> <p>Servicing</p> <p>(a) All habitable or public buildings within Activity Areas R, LS, G, GS(FH) and GS(C) shall connect to infrastructure for the provision of a water supply, wastewater disposal, power and telecommunications. Discretion is restricted to the capacity of infrastructure.</p>		<p>RD</p>	
	<p>(b) All services, with the exception of stormwater systems, shall be reticulated underground.</p>		<p>NC</p>	
<p>20. The consent holder shall obtain all necessary and relevant consents from the Otago Regional Council. This shall include, but is not restricted to, all necessary consents for the construction of a jetty in Lake Wanaka.</p>	-			<p>Not relevant to zone provisions as the jetty would be outside the Glendhu Station zone and would be subject to any relevant district or regional consents.</p> <p>All regional consents would be sought as required.</p>
<p>21. Prior to commencing any work on the site the consent holder shall install a vehicle crossing, which all construction traffic shall use to enter and exit the site. The minimum standard for this shall be a minimum compacted depth of 150mm AP40 metal. This crossing shall be upgraded in accordance with Council's standards, or removed, at the time development is undertaken on the site.</p>	<p>44.5.2</p> <p>Buildings</p> <p>(a) Building (including the addition, alteration or construction of buildings) located within Activity Areas GS(C), GS(FH), G and LS (except as provided for in Rule 44.5.2(d) below), with control limited to:</p>	<p>C</p>		<p>The requirement to install a vehicle access into any part of the site does not form a specific part of the GSZ rules, but would however be addressed by the rules relating to vehicle access within either the operative District Plan or PDP transportation chapter (once notified).</p> <p>In addition, vehicle access forms a part of the exercise of control in relation to any building through Rule 44.5.2 (a), (b), (c) and (e).</p> <p>The requirements relating to the preparation of a Site Management</p>

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation
		<p>...</p> <p>vi. access and parking;</p> <p>(b) Building (including the addition, alteration or construction of buildings) located within Activity Area G, outside the Golf Facilities overlay, with control limited to:</p> <p>i. the matters of control within Rule 44.5.2(a); and</p> <p>(c) Building (including the addition, alteration or construction of buildings) located within Activity Area R, within a Homesite overlay, with control limited to:</p> <p>ii. the matters of control within Rule 44.5.2(a);</p> <p>(e) Within Activity Area GS(OS/F), two residential units located within Covenant Area CH within Lot 6 DP 457489 and Covenant Area CI on Lot 7 DP 457489, with discretion restricted to:</p> <p>...</p> <p>iii. Vehicle access and provision of servicing infrastructure.</p>		<p>Plan are incorporated into the standards relating to earthworks and the Environmental Protections Measures contained within Rule 44.6.2 (e)</p> <p>The design of retaining systems does not form a specific part of the GSZ, except to the extent where it might be required in association with any earthworks required to gain consent through Rule 44.6.2 or as part of any geotechnical assessment undertaken through Rule 44.5.2 (c) for Buildings within Activity Area R.</p> <p>The engineering supervision of earthworks does not form a specific part of the GSZ, except to the extent where it might be required in association with any earthworks required to gain consent through Rule 44.6.2 or as part of any geotechnical assessment undertaken through Rule 44.5.2 (c) for Buildings within Activity Area R.</p>
<p>22. Prior to commencing works, the consent holder shall submit to Council for review a site management plan for the works for each stage or area of proposed works. During the development, the Plan may be altered to add new material, to reflect increased knowledge or to represent best practice methodology, and any amendments to the Plan shall be provided to the Council for certification.</p>	<p>44.6.2</p>	<p>Earthworks</p> <p>(e) Environmental Protection Measures for all activities under rule 44.6.2</p> <p>i. Any person carrying out earthworks shall implement sediment and erosion control measures to avoid sediment effects beyond the boundary of the site.</p> <p>ii. Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site.</p> <p>iii. Areas of exposed soil are to be vegetated / re-vegetated within 12 months from the completion of works.</p>	<p>RD</p>	
<p>23. All retaining systems, permanent or temporary, shall be designed by a suitably qualified and experienced engineer. The designs shall be submitted to the Council for approval prior to installation.</p>	<p>44.5.2</p>	<p>Buildings</p> <p>(c) Building (including the addition, alteration or construction of buildings) located within Activity Area R, within a Homesite overlay, with control limited to:</p> <p>...</p> <p>iv. Geotechnical suitability for building</p>	<p>C</p>	
	<p>44.6.2</p>	<p>Earthworks</p> <p>(a) Earthworks associated with subdivision or as approved under any controlled activity resource consent under Rule</p>	<p>P</p>	

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision		Comment / Explanation								
		44.5.2 or as required to implement the Spatial Layout Plan or Revegetation Strategy under Rule 44.5.4.									
		<p>(b) Volume of Earthworks The maximum total volume of earthworks (m3) shall not exceed that specified in Table 1 (below).</p> <p>i. The maximum total volume of earthworks shall be calculated per site, within one consecutive 12-month period.</p> <p>ii. Volume shall mean the sum of all earth that is moved within a site and includes any combination of cut and fill, removing fill off-site and replacing fill on site – refer Interpretive Diagrams 5 (a), (b) and (c) contained within Chapter 22 of the Operative District Plan.</p> <p>Table 1</p> <table border="1" data-bbox="1294 743 1810 1136"> <thead> <tr> <th data-bbox="1294 743 1611 863">Activity Area</th> <th data-bbox="1611 743 1810 863">Maximum Total Volume per homesite</th> </tr> </thead> <tbody> <tr> <td data-bbox="1294 863 1611 982">Activity Area R Activity Area GS(FH) Activity Area GS(C)</td> <td data-bbox="1611 863 1810 982">500 m³</td> </tr> <tr> <td data-bbox="1294 982 1611 1045">Activity Area GS(OS/F)</td> <td data-bbox="1611 982 1810 1045">1,000 m³</td> </tr> <tr> <td data-bbox="1294 1045 1611 1136">Activity Area G Activity Area LS</td> <td data-bbox="1611 1045 1810 1136">No maximum</td> </tr> </tbody> </table>	Activity Area	Maximum Total Volume per homesite	Activity Area R Activity Area GS(FH) Activity Area GS(C)	500 m ³	Activity Area GS(OS/F)	1,000 m ³	Activity Area G Activity Area LS	No maximum	RD
Activity Area	Maximum Total Volume per homesite										
Activity Area R Activity Area GS(FH) Activity Area GS(C)	500 m ³										
Activity Area GS(OS/F)	1,000 m ³										
Activity Area G Activity Area LS	No maximum										
		<p>(c) Height of cut and fill and slope (except in relation to Activity Area G):</p> <p>a. The maximum height of any cut shall not exceed 2.4 metres.</p> <p>b. The maximum height of any fill shall not exceed 2 metres.</p> <p>c. The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 contained within Chapter 22 of the Operative District Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5 metre in height.</p>	RD								
		<p>(d) Fill All fill for residential building platforms and associated retaining walls is to be in accordance with the requirements of NZS 4404:2010 and/or NZS 4431:1989 as appropriate.</p>	RD								
		<p>(e) Environmental Protection Measures for all activities under rule 44.6.2</p> <p>i. Any person carrying out earthworks shall implement sediment and erosion control measures to avoid sediment effects beyond the</p>	RD								

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation
		boundary of the site. ii. Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. iii. Areas of exposed soil are to be vegetated / re-vegetated within 12 months from the completion of works.		
		(f) Water bodies i. Earthworks within 7m of the bed of any natural water body shall not exceed 20m ³ in total volume, within one consecutive 12-month period. ii. Any material associated with earthworks activity shall not be positioned within 7m of the bed of any natural water body or where it may dam, divert or contaminate water. iii. Earthworks shall not: a. cause artificial drainage of any groundwater aquifer; or b. cause temporary ponding of any surface water.	RD	
		(g) Cultural heritage and archaeological sites i. Earthworks shall not modify, damage or destroy any waahi tapu, waahi taonga or archaeological sites that are identified in the District Plan, except as authorised by resource consent or Heritage NZ authority. Where discretion is restricted to: i. The nature and scale of the earthworks; ii. Environmental protection measures; iii. Remedial works and revegetation; iv. Effects on indigenous biodiversity values; v. The effects on landscape and visual amenity values; vi. The effects on land stability and flooding; vii. The effects on water bodies; viii. The effects on cultural and archaeological sites; and ix. Noise.	RD	
24. The consent holder shall provide Council with the name of a suitably qualified professional as defined in section 1.4 of NZS4404:2004 who is to supervise the excavation procedure. This engineer shall continually assess the condition of the excavation and implement any design changes / additions if and when necessary.	44.6.2	Earthworks (a) Earthworks associated with subdivision or as approved under any controlled activity resource consent under Rule 44.5.2 or as required to implement the Spatial Layout Plan or Revegetation Strategy under Rule 44.5.4.	P	
		(b) Volume of Earthworks The maximum total volume of earthworks (m3) shall not exceed that specified in Table 1 (below). i. The maximum total volume of earthworks shall be calculated per site, within one consecutive 12-month period.	RD	

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision		Comment / Explanation								
		<p>ii. Volume shall mean the sum of all earth that is moved within a site and includes any combination of cut and fill, removing fill off-site and replacing fill on site – refer Interpretive Diagrams 5 (a), (b) and (c) contained within Chapter 22 of the Operative District Plan.</p> <p>Table 1</p> <table border="1" data-bbox="1291 474 1804 867"> <thead> <tr> <th data-bbox="1291 474 1605 596">Activity Area</th> <th data-bbox="1605 474 1804 596">Maximum Total Volume per homesite</th> </tr> </thead> <tbody> <tr> <td data-bbox="1291 596 1605 718">Activity Area R Activity Area GS(FH) Activity Area GS(C)</td> <td data-bbox="1605 596 1804 718">500 m³</td> </tr> <tr> <td data-bbox="1291 718 1605 779">Activity Area GS(OS/F)</td> <td data-bbox="1605 718 1804 779">1,000 m³</td> </tr> <tr> <td data-bbox="1291 779 1605 867">Activity Area G Activity Area LS</td> <td data-bbox="1605 779 1804 867">No maximum</td> </tr> </tbody> </table>	Activity Area	Maximum Total Volume per homesite	Activity Area R Activity Area GS(FH) Activity Area GS(C)	500 m ³	Activity Area GS(OS/F)	1,000 m ³	Activity Area G Activity Area LS	No maximum	
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		<p>(c) Height of cut and fill and slope (except in relation to Activity Area G):</p> <ul style="list-style-type: none"> a. The maximum height of any cut shall not exceed 2.4 metres. b. The maximum height of any fill shall not exceed 2 metres. c. The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 contained within Chapter 22 of the Operative District Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5 metre in height. 	RD								
		<p>(d) Fill All fill for residential building platforms and associated retaining walls is to be in accordance with the requirements of NZS 4404:2010 and/or NZS 4431:1989 as appropriate.</p>	RD								
		<p>(e) Environmental Protection Measures for all activities under rule 44.6.2</p> <ul style="list-style-type: none"> i. Any person carrying out earthworks shall implement sediment and erosion control measures to avoid sediment effects beyond the boundary of the site. ii. Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. iii. Areas of exposed soil are to be vegetated / re-vegetated within 12 months from the 	RD								

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation
		completion of works.		
		(f) Water bodies i. Earthworks within 7m of the bed of any natural water body shall not exceed 20m ³ in total volume, within one consecutive 12-month period. ii. Any material associated with earthworks activity shall not be positioned within 7m of the bed of any natural water body or where it may dam, divert or contaminate water. iii. Earthworks shall not: a. cause artificial drainage of any groundwater aquifer; or b. cause temporary ponding of any surface water.	RD	
		(g) Cultural heritage and archaeological sites i. Earthworks shall not modify, damage or destroy any waahi tapu, waahi taonga or archaeological sites that are identified in the District Plan, except as authorised by resource consent or Heritage NZ authority. Where discretion is restricted to: i. The nature and scale of the earthworks; ii. Environmental protection measures; iii. Remedial works and revegetation; iv. Effects on indigenous biodiversity values; v. The effects on landscape and visual amenity values; vi. The effects on land stability and flooding; vii. The effects on water bodies; viii. The effects on cultural and archaeological sites; and ix. Noise.	RD	
25. All temporary retention systems shall be installed immediately following excavation to avoid any possible erosion or instability.	The same rules apply as stated above in respect to Condition 23.			
Landscape 26. Final colours for the maintenance building, visitor accommodation/residential units and jetty shall be submitted to Council for approval prior to any work commencing on each of these buildings. In this instance, the final colour scheme for these buildings and structures shall appear appropriately recessive throughout all seasons of the year and within the natural colour ranges of browns, greens and greys as indicated throughout the surrounding landscape.	44.5.2	Buildings (b) Building (including the addition, alteration or construction of buildings) located within Activity Area G, outside the Golf Facilities overlay, with control limited to: i. the matters of control within Rule 44.5.2(a); and ii. The effectiveness of landscaping, earthworks and mounding (if any) at screening buildings from public views.	C	All building within Activity Area G are required to obtain resource consent as a controlled activity under Rule 44.5.2 (b) and where the Council's control includes external appearance of buildings, including colour.
	44.8 Assessment Matters When assessing applications under rule 44.5.2(c), the following assessment matters shall be			

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation
	considered: (a) The extent to which all external above ground cladding is predominantly a mix of local natural schist stone, shuttered concrete, rammed earth, bagged plaster render and/or natural timber. (b) The use of non-reflective glazing and/or eaves to minimise reflection of light off glass. (c) The extent to which all colours will be predominantly within the shades of browns, greys, greens and earth tones. (d) The use of local grasses, tussocks, shale (local schist chip), slate or timber shakes/shingles as the predominant roofing materials. (e) The extent to which exterior lighting can be minimised to avoid adverse effects on amenity values.			
27. Prior to any work commencing on the maintenance compound, elevations of all buildings within the maintenance compound shall be submitted to Council for approval. The external appearance of these buildings shall be consistent with the rural context within which they are located.	44.5.2	Buildings (b) Building (including the addition, alteration or construction of buildings) located within Activity Area G, outside the Golf Facilities overlay, with control limited to: i. the matters of control within Rule 44.5.2(a); and ii. The effectiveness of landscaping, earthworks and mounding (if any) at screening buildings from public views.	C	All building within Activity Area G, including the maintenance compound, are required to obtained resource consent as a controlled activity under Rule 44.5.2 (b) and the Council's control includes external appearance of buildings, including colour.
28. A site plan shall be submitted to Council for approval prior to development commencing, which indicates the location and form of all batter slopes and areas of fill for each stage or area of proposed works. The consent holder should aim to achieve batter slopes and areas of fill which have a maximum gradient of 1:3 (rise:run), with natural undulations across vertical and horizontal planes, as well as smooth transitions in changes in slope, to ensure that these are integrated as much as possible into the existing landform character. During the development, the Plan may be altered to add new material, to reflect increased knowledge or to represent best practice methodology, and any amendments to the Plan shall be provided to the Council for certification. The final site plan shall be provided to Council prior to the commencement of the final stage/area of work.	44.5.2	Buildings (c) Building (including the addition, alteration or construction of buildings) located within Activity Area R, within a Homesite overlay, with control limited to: i. ... vi. The effectiveness of earthworks and mounding (if any) at screening buildings from public views; and vii. The shape and design of earthworks, including their relationship to existing landforms.	C	Rule 44.5.2 provides a process for ensuring that the location and form of earthworks are appropriate. It is also relevant to note that an initial earthworks plan has been certified by the Council and earthworks have commenced on the roading within activity area R and on the initial building platforms.
29. In regards to golf course holes 1, 2, 5, 8 and 9; prior to commencing earthworks in relation to those specified golf course holes, further details of the proposed earthworks and finishing of the proposed golf course holes shall be submitted to Council for approval in relation to achieving a naturalised contour.	44.6.2	Earthworks (a) Earthworks associated with subdivision or as approved under any controlled activity resource consent under Rule 44.5.2 or as required to implement the Spatial Layout Plan or Revegetation Strategy under Rule 44.5.4.	P	Earthworks across the GSZ are proposed to be addressed through a set of standards, including within Activity Area G to enable the construction of the golf course to occur within the need for land use consent where those standards are meet.
	(b) Volume of Earthworks The maximum total volume of earthworks (m3) shall not exceed that specified in Table 1 (below). i. The maximum total volume of earthworks shall be calculated per site, within one consecutive 12-month period. ii. Volume shall mean the sum of all earth that is moved within a site and includes any combination of cut and fill, removing fill off-	RD		

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation								
		<p>site and replacing fill on site – refer Interpretive Diagrams 5 (a), (b) and (c) contained within Chapter 22 of the Operative District Plan.</p> <p>Table 1</p> <table border="1" data-bbox="1291 415 1804 808"> <thead> <tr> <th data-bbox="1291 415 1608 537">Activity Area</th> <th data-bbox="1608 415 1804 537">Maximum Volume per homesite</th> </tr> </thead> <tbody> <tr> <td data-bbox="1291 537 1608 657">Activity Area R Activity Area GS(FH) Activity Area GS(C)</td> <td data-bbox="1608 537 1804 657">500 m³</td> </tr> <tr> <td data-bbox="1291 657 1608 716">Activity Area GS(OS/F)</td> <td data-bbox="1608 657 1804 716">1,000 m³</td> </tr> <tr> <td data-bbox="1291 716 1608 808">Activity Area G Activity Area LS</td> <td data-bbox="1608 716 1804 808">No maximum</td> </tr> </tbody> </table>	Activity Area	Maximum Volume per homesite	Activity Area R Activity Area GS(FH) Activity Area GS(C)	500 m ³	Activity Area GS(OS/F)	1,000 m ³	Activity Area G Activity Area LS	No maximum		
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		<p>(c) Height of cut and fill and slope (except in relation to Activity Area G):</p> <ul style="list-style-type: none"> a. The maximum height of any cut shall not exceed 2.4 metres. b. The maximum height of any fill shall not exceed 2 metres. c. The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 contained within Chapter 22 of the Operative District Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5 metre in height. 	RD									
		<p>(d) Fill</p> <p>All fill for residential building platforms and associated retaining walls is to be in accordance with the requirements of NZS 4404:2010 and/or NZS 4431:1989 as appropriate.</p>	RD									
		<p>(e) Environmental Protection Measures for all activities under rule 44.6.2</p> <ul style="list-style-type: none"> i. Any person carrying out earthworks shall implement sediment and erosion control measures to avoid sediment effects beyond the boundary of the site. ii. Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. iii. Areas of exposed soil are to be vegetated / re-vegetated within 12 months from the completion of works. 	RD									

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation
		<p>(f) Water bodies</p> <ul style="list-style-type: none"> i. Earthworks within 7m of the bed of any natural water body shall not exceed 20m³ in total volume, within one consecutive 12-month period. ii. Any material associated with earthworks activity shall not be positioned within 7m of the bed of any natural water body or where it may dam, divert or contaminate water. iii. Earthworks shall not: <ul style="list-style-type: none"> a. cause artificial drainage of any groundwater aquifer; or b. cause temporary ponding of any surface water. 	RD	
		<p>(g) Cultural heritage and archaeological sites</p> <ul style="list-style-type: none"> i. Earthworks shall not modify, damage or destroy any waahi tapu, waahi taonga or archaeological sites that are identified in the District Plan, except as authorised by resource consent or Heritage NZ authority. <p>Where discretion is restricted to:</p> <ul style="list-style-type: none"> i. The nature and scale of the earthworks; ii. Environmental protection measures; iii. Remedial works and revegetation; iv. Effects on indigenous biodiversity values; v. The effects on landscape and visual amenity values; vi. The effects on land stability and flooding; vii. The effects on water bodies; viii. The effects on cultural and archaeological sites; and ix. Noise. 	RD	
<p>30. At the completion of earthworks for each stage (as specified in Condition 5), grassing shall occur within six weeks, to ensure that exposed areas of soil do not direct additional attention to the earthworks.</p>	<p>44.6.2</p>	<p>(e) Environmental Protection Measures for all activities under rule 44.6.2</p> <ul style="list-style-type: none"> i. Any person carrying out earthworks shall implement sediment and erosion control measures to avoid sediment effects beyond the boundary of the site. ii. Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. iii. Areas of exposed soil are to be vegetated / re-vegetated within 12 months from the completion of works. 	RD	<p>As described above earthworks are proposed to be enabled through Rule 44.6.2. This rule includes a general requirement for areas of exposed soil to be vegetated within 12 months of works occurring. The key difference between the condition and the rule is therefore the much longer timeframe allowed through the GSZ.</p>
<p>31. Any fencing within the development site shall be restricted to post and wire fencing to a maximum height of 1.2m only, with the exception of the fencing of the regeneration area for stock to pass through as identified within the Revegetation Strategy prepared in accordance with Condition 6.</p>	<p>44.6.4</p>	<p>Fences</p> <p>All fences shall be restricted to post and rail or post and wire fences to a maximum height of 1.2m, with the exception of fencing of any mitigation and regeneration planting in accordance within Rule 44.5.4 or any limitations within Rule 44.6.7.</p>	RD	<p>Replicates condition.</p>

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation
<p>Earthworks</p> <p>32. Prior to commencing earthworks on the site the consent holder shall submit to the Council a detailed site plan of all of the earthworks proposed including depth of cut and fill and the proposed finished shape of the land for each stage or area of proposed works. The accurate earthwork volumes need to be firmly calculated and provided for each stage or area of proposed works. Earthwork calculations and finished levels of all earthworks are to be supplied to Council. During the development, the Plan may be altered to add new material, to reflect increased knowledge or to represent best practice methodology, and any amendments to the Plan shall be provided to the Council for certification. The final site plan shall be provided to Council prior to the commencement of the final stage/area of work.</p>	<p>44.5.2</p>	<p>Buildings</p> <p>(a) Building (including the addition, alteration or construction of buildings) located within Activity Areas GS(C), GS(FH), G and LS (except as provided for in Rule 44.5.2(d) below), with control limited to:</p> <p>...</p> <p>v. associated earthworks and landscaping;</p> <p>(b) Building (including the addition, alteration or construction of buildings) located within Activity Area G, outside the Golf Facilities overlay, with control limited to:</p> <p>i. the matters of control within Rule 44.5.2(a); and</p> <p>ii. The effectiveness of landscaping, earthworks and mounding (if any) at screening buildings from public views.</p> <p>(c) Building (including the addition, alteration or construction of buildings) located within Activity Area R, within a Homesite overlay, with control limited to:</p> <p>...</p> <p>iii. Geotechnical suitability for building;</p> <p>vii. The effectiveness of earthworks and mounding (if any) at screening buildings from public views; and</p> <p>viii. The shape and design of earthworks, including their relationship to existing landforms.</p> <p>(d)...</p> <p>(e) Within Activity Area GS(OS/F), two residential units located within Covenant Area CH within Lot 6 DP 457489 and Covenant Area CI on Lot 7 DP 457489, with discretion restricted to:</p> <p>...</p> <p>v. Associated earthworks;</p> <p>(f) Farm buildings, other than specified above, located within Activity Areas GS(O/SF), GS(FH) and GS(C), with discretion restricted to:</p> <p>...</p> <p>iii. associated earthworks; and</p>	<p>RD</p>	<p>Within Activity Area R, earthworks are proposed to be managed in two ways: through the SLP with respect to the residences with Activity Area R; and then again through the Building rule, where all Building approved through Rule 44.5.2 (c) must take into account the earthworks as matters of control relating to geotechnical stability, the effectiveness of earthworks and mounding at screening and the shape and design of further earthworks.</p> <p>For the remainder of the Zone, earthworks are provided for through the earthworks rules, which take a permissive approach to enabling specified volumes of earthworks, subject to compliance with standards as to protection measures, etc.</p> <p>Where earthworks occur in relation to building activity, it is also included as a matter of control with respect to each of the controlled activity building rules under Rule 44.5.2.</p>
	<p>44.5.4</p>	<p>Residential and Visitor Accommodation (all excluding buildings) in Activity Area R</p> <p>Information Requirements:</p> <p>An application for resource consent under this rule shall include a Spatial Layout Plan and Revegetation Strategy in respect to the whole of the Activity Area. Elements of the Spatial Layout Plan and Revegetation Strategy may also extend into parts of Activity Areas G, GS(OS/F) and LS, if necessary to achieve revegetation outcomes, vehicle access, subdivision or to undertake mitigation mounding relating to Residential or Visitor Accommodation Activities within Activity Area R.</p> <p>(a) ...</p> <p>(b) The Spatial Layout Plan/s shall include further detail relating to:</p>	<p>RD</p>	

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision		Comment / Explanation								
	<p>...</p> <p>iii. Earthworks for the construction of mitigation mounding and earth re-contouring within Activity Area R.</p> <p>Discretion is restricted to:</p> <p>i. Consideration of all matters contained in the Spatial Layout Plan and Revegetation Strategy;</p> <p>ii. Effects on landscape and visual amenity values; and</p> <p>iii. Effects on indigenous biodiversity values.</p>										
	<p>44.6.2</p>	<p>Earthworks</p> <p>(a) Earthworks associated with subdivision or as approved under any controlled activity resource consent under Rule 44.5.2 or as required to implement the Spatial Layout Plan or Revegetation Strategy under Rule 44.5.4.</p>	<p>P</p>								
		<p>(b) Volume of Earthworks</p> <p>The maximum total volume of earthworks (m3) shall not exceed that specified in Table 1 (below).</p> <p>i. The maximum total volume of earthworks shall be calculated per site, within one consecutive 12-month period.</p> <p>ii. Volume shall mean the sum of all earth that is moved within a site and includes any combination of cut and fill, removing fill off-site and replacing fill on site – refer Interpretive Diagrams 5 (a), (b) and (c) contained within Chapter 22 of the Operative District Plan.</p> <p>Table 1</p> <table border="1" data-bbox="1291 1266 1804 1656"> <thead> <tr> <th>Activity Area</th> <th>Maximum Total Volume per homesite</th> </tr> </thead> <tbody> <tr> <td>Activity Area R Activity Area GS(FH) Activity Area GS(C)</td> <td>500 m³</td> </tr> <tr> <td>Activity Area GS(OS/F)</td> <td>1,000 m³</td> </tr> <tr> <td>Activity Area G Activity Area LS</td> <td>No maximum</td> </tr> </tbody> </table>	Activity Area	Maximum Total Volume per homesite	Activity Area R Activity Area GS(FH) Activity Area GS(C)	500 m ³	Activity Area GS(OS/F)	1,000 m ³	Activity Area G Activity Area LS	No maximum	<p>RD</p>
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		<p>(c) Height of cut and fill and slope (except in relation to Activity Area G):</p> <p>a. The maximum height of any cut shall not exceed 2.4 metres.</p> <p>b. The maximum height of any fill shall not exceed 2 metres.</p> <p>c. The vertical height of any cut or fill shall not</p>	<p>RD</p>								

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation
		be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 contained within Chapter 22 of the Operative District Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5 metre in height.		
		(d) Fill All fill for residential building platforms and associated retaining walls is to be in accordance with the requirements of NZS 4404:2010 and/or NZS 4431:1989 as appropriate.	RD	
		(e) Environmental Protection Measures for all activities under rule 44.6.2 i. Any person carrying out earthworks shall implement sediment and erosion control measures to avoid sediment effects beyond the boundary of the site. ii. Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. iii. Areas of exposed soil are to be vegetated / re-vegetated within 12 months from the completion of works.	RD	
		(f) Water bodies i. Earthworks within 7m of the bed of any natural water body shall not exceed 20m ³ in total volume, within one consecutive 12-month period. ii. Any material associated with earthworks activity shall not be positioned within 7m of the bed of any natural water body or where it may dam, divert or contaminate water. iii. Earthworks shall not: a. cause artificial drainage of any groundwater aquifer; or b. cause temporary ponding of any surface water.	RD	
		(g) Cultural heritage and archaeological sites i. Earthworks shall not modify, damage or destroy any waahi tapu, waahi taonga or archaeological sites that are identified in the District Plan, except as authorised by resource consent or Heritage NZ authority. Where discretion is restricted to: i. The nature and scale of the earthworks; ii. Environmental protection measures;	RD	

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation
		iii. Remedial works and revegetation; iv. Effects on indigenous biodiversity values; v. The effects on landscape and visual amenity values; vi. The effects on land stability and flooding; vii. The effects on water bodies; viii. The effects on cultural and archaeological sites; and ix. Noise.		
33. The consent holder shall undertake measures to prevent sediment run off from the site and to prevent a dust nuisance resulting from the works on the site. These measures shall be installed prior to commencing earthworks on the site.	44.6.2	Earthworks ... (e) Environmental Protection Measures for all activities under rule 44.6.2 i. Any person carrying out earthworks shall implement sediment and erosion control measures to avoid sediment effects beyond the boundary of the site. ii. Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. iii. Areas of exposed soil are to be vegetated / re-vegetated within 12 months from the completion of works. Where discretion is restricted to: i. The nature and scale of the earthworks; ii. Environmental protection measures; iii. Remedial works and revegetation; iv. Effects on indigenous biodiversity values; v. The effects on landscape and visual amenity values; vi. The effects on land stability and flooding; vii. The effects on water bodies; viii. The effects on cultural and archaeological sites; and ix. Noise.	RD	Sedimentation and Dust control measures are primarily controlled through Rule 44.6.2 and is based on the approach taken within Chapter 22 of the Operative District Plan. Secondary control is introduced in situations where earthworks occurs in relation to building, and where it is included as a matter of control with respect to each of the controlled activity building rules under Rule 44.5.2.
34. A suitably qualified engineer shall assess site conditions and determine safe working conditions with regards to batters and any retention that may be required.	44.5.2	Building (c) Building (including the addition, alteration or construction of buildings) located within Activity Area R, within a Homesite overlay, with control limited to: i. the matters of control within Rule 44.5.2(a); ii. consideration of the matters set out in 44.8 Assessment Matters; iii. Geotechnical suitability for building;	C	In terms of safe working conditions with respect to batter slopes, these would be addressed in general terms through the earthworks standards relating to the maximum height of any cut or fill slope. Addition control is introduced in situations where earthworks occurs in relation to building, where earthworks forms a matter of control with respect to each of the controlled activity building rules under Rule 44.5.2. In terms of Activity Area R, there is further control at the time of building, under Rule 44.5.2 (c) on geotechnical stability which is likely to also encompass the stability of any cut or fill batters.
44.6.2	Earthworks (a) Earthworks associated with subdivision or as approved under any controlled activity resource consent under Rule 44.5.2 or as required to implement the Spatial Layout Plan or Revegetation Strategy under Rule 44.5.4.	P		
	(c) Height of cut and fill and slope (except in relation to Activity Area G): a. The maximum height of any cut shall not exceed 2.4 metres. b. The maximum height of any fill shall not exceed 2 metres.	RD		

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation
		c. The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 contained within Chapter 22 of the Operative District Plan), except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5 metre in height.		
35. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at their expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.	Refer to the relevant Rules set out in relation to Condition 32 (above).			The deposition of debris onto roads by vehicles would be addressed as part of any application involving earthworks triggering consent for a breach of any of the earthworks standards (volume, area, etc.) and where the exercise of discretion includes remedial works, or as part of the exercise of control undertaken for any earthworks associated within any building under Rule 44.5.2 that more broadly includes "associated earthworks".
36. At the completion of the earthworks for each stage (as specified in Condition 5) a suitably qualified Registered Engineer experienced in soils investigations shall provide certification, in accordance with NZS 4431 for all areas of fill within the site on which buildings are to be founded.	44.5.2	Building (c) Building (including the addition, alteration or construction of buildings) located within Activity Area R, within a Homesite overlay, with control limited to: i. the matters of control within Rule 44.5.2(a); ii. consideration of the matters set out in 44.8 Assessment Matters; iii. Geotechnical suitability for building;	C	Certification of any areas of fill is required as part of the specific standards within the earthworks rules. Within Activity Area R, it would also be addressed through the matter of control relating geotechnical stability associated with any building.
	44.6.2	Earthworks (a) Earthworks associated with subdivision or as approved under any controlled activity resource consent under Rule 44.5.2 or as required to implement the Spatial Layout Plan or Revegetation Strategy under Rule 44.5.4.	P	
		(d) Fill All fill for residential building platforms and associated retaining walls is to be in accordance with the requirements of NZS 4404:2010 and/or NZS 4431:1989 as appropriate.	RD	
37. The earthworks shall be undertaken in a timely manner. Any excavation shall not remain open long enough to enable any instability (caused by over exposure to the elements) to occur.	Refer to the relevant Rules set out in relation to Condition 32 (above).			The standards relating to all earthworks set out within Rule 44.6.2 (e) iii, require areas of exposed soils to be revegetated / re-vegetated within 12 months from the completion of works.
38. No earthworks, temporary or permanent, are to breach the boundaries of the site	Refer to the relevant Rules set out in relation to Condition 32 (above).			The relationship of earthworks to the boundary of any "site boundary" is address within the standards relating to all earthworks within Rule 44.6.2 (c) c, which requires that the vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary, except where retaining is employed.
39. At the completion of the earthworks, all earthworked areas shall be topsoiled and grassed or otherwise permanently stabilized as soon as practicable, subject to Condition 29.	Refer to the relevant Rules set out in relation to Condition 32 (above).			The standards relating to all earthworks set out within Rule 44.6.2 (e) iii, require areas of exposed soils to be revegetated / re-vegetated within 12 months from the completion of works.
40. Upon completion of the earthworks, the consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.	Please refer to the discussion above in respect to Condition 35.			As noted in terms of Condition 35.
Covenants	With respect to the imposition of the development restrictions required by c.41a:			Each of the covenants required this condition have been registered on

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision	Comment / Explanation																																										
<p>41. Prior to the construction of any buildings on the site the consent holder shall register a covenant, in accordance with section 108(2)(d) of the RMA, in favour of the Council.</p> <p>For the purpose of Condition 41(a) Stage 3 shall be deemed to be implemented when a final code of compliance certificate under the Building Act 2004 has issued for the 12 visitor accommodation residences referred to in Condition 5(iii).</p> <p>The covenant shall provide for the following:</p> <p><i>Development Restrictions</i></p> <p>a. In respect of the areas identified on the attached plans referenced "Parkins Bay Glendhu Station Covenant Areas Plan" dated June 2011 and "Parkins Bay Detail B Proposed Covenant Areas" dated June 2011:</p> <p>i. The area marked A Bull Paddock shall be covenanted as follows:</p> <p>aa. For a period that commences on the date of the grant of consent until the date that is ten years from the implementation of Stage 3 there shall be no further development except that this restriction does not prohibit subdivision;</p> <p>ab. Regardless of titling structure and/or ownership, the clubhouse shall at all times be available to cater to, and for use by, users of the golf course as a place for rest, shelter, refreshment and possibly entertainment. If at any time in the future the land containing the proposed or existing clubhouse is subdivided from the land containing the proposed or existing golf course, a consent notice shall be registered against both resulting titles recording this ongoing consent obligation.</p> <p>ac. All activities which are carried out within, and any future allotments which are created from, A Bull Paddock area shall share one access off Mt Aspiring Road.</p> <p>ii. The area marked B Development Area shall be covenanted in perpetuity from the date of the grant of consent against further development but not prohibiting subdivision of the golf course and the 42 house-sites, and the subdivision and development of eight visitor accommodation/residential units.</p> <p><u>Advice Note:</u> For the avoidance of doubt this consent only authorises 42 visitor accommodation/residential units. Any future application for up to eight additional visitor accommodation/residential units within Area B will require a variation to this consent or a new consent and a rigorous assessment of the measures proposed to sufficiently mitigate any potential adverse visibility/domestication effects.</p> <p>iii. The area marked C1 Farm Area shall be covenanted, for a period</p>	<p>a) These are identified as the "Covenant Protection Area"; and</p> <p>b) Within the Covenant Protection Area, subject to Rule 44.5.9, as follows:</p> <table border="1" data-bbox="1056 338 1955 1035"> <tr> <td data-bbox="1056 338 1219 1035">44.5.9</td> <td data-bbox="1219 338 1887 1035">Building within the Covenant Protection Area identified on the Glendhu Station Zone Structure Plan</td> <td data-bbox="1887 338 1955 1035">NC</td> </tr> <tr> <td colspan="3" data-bbox="1056 443 1955 470">Except for the following activities and status of activities:</td> </tr> <tr> <td colspan="3" data-bbox="1056 499 1955 583">(a) Farm buildings located within the Covenant Protection Area, subject to Rule 44.5.2(d) (permitted activity) or Rule 44.5.2(f) (restricted discretionary activity).</td> </tr> <tr> <td colspan="3" data-bbox="1056 613 1955 737">(b) Two residential units, which may be located within Covenant Area CH within Lot 6 DP 457489 and Covenant Area CI on Lot 7 DP 457489 (restricted discretionary activity through Rule 44.5.2 (e)).</td> </tr> <tr> <td colspan="3" data-bbox="1056 766 1955 890">(c) The alteration, addition or the relocation of any existing buildings within the Covenant Protection Area (controlled activity with matters of control as specified within Rule 44.5.2(a)).</td> </tr> <tr> <td colspan="3" data-bbox="1056 919 1955 1003">(d) A wedding chapel located within Lot 3 DP 457489 (controlled activity with matters of control as specified within Rule 44.5.2(a)).</td> </tr> </table> <p>With respect to the Public Access Easements required under condition 41 clauses b-l:</p> <table border="1" data-bbox="1056 1094 1955 1919"> <tr> <td data-bbox="1056 1094 1219 1919">44.6.1</td> <td data-bbox="1219 1094 1887 1919">44.6.1.1 Standards for Public Access Trails</td> <td data-bbox="1887 1094 1955 1919">RD</td> </tr> <tr> <td colspan="3" data-bbox="1056 1144 1955 1268">(a) All public access trails constructed to meet Rule 44.6.1.2, in accordance with the routes identified on the Structure Plan, shall meet the following minimum standards:</td> </tr> <tr> <td colspan="3" data-bbox="1056 1268 1955 1478">i. Between Rocky Hill and the Matukituki River:</td> </tr> <tr> <td colspan="3" data-bbox="1056 1297 1955 1421">- The access route shall be restricted to a route connecting Rocky Hill and the Matukituki River that will be marked by bollards and/or poles and signs.</td> </tr> <tr> <td colspan="3" data-bbox="1056 1421 1955 1478">- Public access shall be restricted to walking access only.</td> </tr> <tr> <td colspan="3" data-bbox="1056 1478 1955 1535">ii. Along the Motatapu River between the Mount Aspiring Road and the Motatapu Trail:</td> </tr> <tr> <td colspan="3" data-bbox="1056 1535 1955 1841">- The access route shall be restricted to a specific route (which shall be for the first 400m of the road where it goes through a low cutting to reach the terraces above Mt Aspiring Road). And shall be a formed and marked walking/cycling trail either on the farm land or the road margin (if that can be achieved), to clearly show users of Te Araroa footpath where they are to go when they turn off from the lake.</td> </tr> <tr> <td colspan="3" data-bbox="1056 1841 1955 1898">- Public access shall be restricted to walking access only.</td> </tr> </table>	44.5.9	Building within the Covenant Protection Area identified on the Glendhu Station Zone Structure Plan	NC	Except for the following activities and status of activities:			(a) Farm buildings located within the Covenant Protection Area, subject to Rule 44.5.2(d) (permitted activity) or Rule 44.5.2(f) (restricted discretionary activity).			(b) Two residential units, which may be located within Covenant Area CH within Lot 6 DP 457489 and Covenant Area CI on Lot 7 DP 457489 (restricted discretionary activity through Rule 44.5.2 (e)).			(c) The alteration, addition or the relocation of any existing buildings within the Covenant Protection Area (controlled activity with matters of control as specified within Rule 44.5.2(a)).			(d) A wedding chapel located within Lot 3 DP 457489 (controlled activity with matters of control as specified within Rule 44.5.2(a)).			44.6.1	44.6.1.1 Standards for Public Access Trails	RD	(a) All public access trails constructed to meet Rule 44.6.1.2, in accordance with the routes identified on the Structure Plan, shall meet the following minimum standards:			i. Between Rocky Hill and the Matukituki River:			- The access route shall be restricted to a route connecting Rocky Hill and the Matukituki River that will be marked by bollards and/or poles and signs.			- Public access shall be restricted to walking access only.			ii. Along the Motatapu River between the Mount Aspiring Road and the Motatapu Trail:			- The access route shall be restricted to a specific route (which shall be for the first 400m of the road where it goes through a low cutting to reach the terraces above Mt Aspiring Road). And shall be a formed and marked walking/cycling trail either on the farm land or the road margin (if that can be achieved), to clearly show users of Te Araroa footpath where they are to go when they turn off from the lake.			- Public access shall be restricted to walking access only.			<p>the underlying titles for the Site.</p>
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Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation
<p>that commences on the date of the grant of consent until the date that is ten years from the implementation of Stage 3, against further development not associated with usual farming activities;</p> <p>iv. The area marked C2 shall be covenanted, for a period that commences on the date of the grant of consent until the date that is 20 years from the implementation of Stage 3, against further development not associated with usual farming activities, but not prohibiting:</p> <p>aa. activities for camping purposes;</p> <p>ab. subdivision to separate the area marked C2 from the rest of the land currently contained in Certificate of Title 478353;</p> <p>ac. a subdivision which will create a separate certificate of title for the area marked X within C2; and</p> <p>ad. any boundary adjustment which does not create additional titles;</p> <p>v. Subject to subclause vi below, the area marked E shall be covenanted in perpetuity from the date of the grant of consent against further development, but not prohibiting:</p> <p>aa. Subdivision to separate the area marked E from the rest of the land currently contained in Certificate of Title 478353 and any boundary adjustment which does not create additional titles;</p> <p>ab. Any alterations, repairs or extensions to the existing dwelling located on the land;</p> <p>ac. The construction of a shed for the purpose of storing farming and landscaping equipment;</p> <p>ad. The erection of any temporary buildings such as marquees and other shelters used for the purpose of conducting weddings and reception functions, for not more than 12 calendar days per year, and a maximum of 6 occasions.;</p> <p>ae. The construction of a chapel;</p> <p>vi. The restriction detailed in v. above relating to temporary buildings for weddings and reception functions shall take effect on and from the date the clubhouse is constructed and operational.</p> <p>vii. The area marked F shall be covenanted for a period that commences on the date of the grant of consent until the date that is 35 years from the implementation of Stage 3, against any further development, but not prohibiting:</p> <p>aa. subdivision to separate the area marked F from the rest of the land currently contained in Certificate of Title 478353;</p>		<p>iii. Along the Motatapu River, between easements V and W on SO 347712:</p> <ul style="list-style-type: none"> - The access route shall be restricted to a specific route that will be marked by bollards and/or poles and signs. This route will use both the marginal strip and enable access by way of easement over parts of the adjacent land where access along the marginal strip is not available due to erosion of the river bank. - Public access shall be restricted to walking and mountain biking access only. - In the event that the river erodes both the marginal strip and the land over which the easement runs, the landowner will, when requested, provide an alternative easement (to be surveyed and registered, formed, and maintained by the council at its request). <p>iv. To Glendhu Hill:</p> <ul style="list-style-type: none"> - The access route shall be restricted to a specific route that will be marked by bollards and/or poles and signs. - Public access shall be restricted to walking access only. <p>v. To the Motatapu Road and the boundary with Alpha Burn Station:</p> <ul style="list-style-type: none"> - The access route shall be restricted to a specific route that will be formed and marked by signs. - Public access shall be restricted to walking and mountain biking access only. <p>vi. Between Rocky Hill and the Motatapu River:</p> <ul style="list-style-type: none"> - The access route shall be restricted to a route that will be marked by bollards and/or poles and marked by signs. - Public access shall be restricted to walking access only. <p>Note: All trails are secured by way of an easement in favour of the Queenstown Lakes District Council and the Council is responsible for on-going maintenance.</p> <p>(b) Except as set out above, all trails shall be constructed and maintained in accordance with the Walking Track Standard as defined in the Standard New Zealand Handbook for Tracks and Outdoor Visitor Structures (SNZ HB 8630; 2004).</p> <p>(c) The land owner shall be entitled to close or restrict access to the trail along the Glendhu Station foreshore, where the trail passes through the Glendhu Station Zone, as the land owner considers necessary, for golf course operations (including tournaments), maintenance, safety or security purposes.</p> <p>(d) The land owner shall be entitled to close or restrict access to the trails in Activity Area GS(OS/F), for such periods as it deems necessary to carry out operations.</p> <p>(e) The land owner shall be entitled to close or restrict</p>		

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision		Comment / Explanation
<p>ab. subdivision for farming purposes;</p> <p>ac. any boundary adjustment which does not create additional titles;</p> <p>ad. the relocation, repair and replacement of the existing homestead and ancillary buildings;</p> <p>ae. the construction, repair and relocation of any improvements or buildings which relate to the farming activities carried out on the land;</p> <p>af. the construction of two further residential dwellings on the land and any subsequent repairs and alterations to those residential dwellings;</p> <p>viii. The area marked G shall be covenanted in perpetuity from the date of the grant of consent against any development not associated with farming activities or regeneration of native forest or other vegetation, but not prohibiting any boundary adjustment which does not create additional titles.</p> <p><i>Public Access Easements</i></p> <p>b. The consent holder will enable public access by way of a registered easement in gross over the area identified in red, as number 12, on the attached plan referenced "Parkins Bay Detail A Proposed Public Easement", dated September 2009, in favour of the Council to enable public access to this area in perpetuity.</p> <p>c. The consent holder will enable public access by way of a registered easement in favour of the Council along a route between Rocky Hill (CA1) and the Matukituki River in the location approximately shown as a blue dotted line on the attached plan referenced "Parkins Bay Glendhu Station Concept Master Landuse Plan" dated 12 April 2012, subject to the following conditions:</p> <ul style="list-style-type: none"> • The access route shall be restricted to a route connecting Rocky Hill (CA1) and the Matukituki River that will be marked by bollards and/or poles and signs erected by the consent holder • Public access shall be restricted to walking access only. • The conditions detailed in Schedule A. <p><i>Advice note: The Council shall be responsible for the maintenance of the access route.</i></p> <p>d. The consent holder will enable public access by way of a registered easement in favour of the Council along a route along the Motatapu Road between the Mt Aspiring Road and the Motatapu Track, in the location approximately shown as a blue dotted line on the attached plan referenced "Parkins Bay Glendhu Station Concept Master Landuse Plan" dated 12 April 2012, subject to the following conditions:</p>	<p>(f) access to the trails in Activity Area GS(OS/F) through an area being used for sheep farming or other operations. Public access trails shall be located in general accordance with the Structure Plan, which for the purposes of this standard means that it may vary along the alignment to account for topography, land operations and vegetation, provided the alignment starts and finishes in the same general location and links to other trails as indicated.</p>		
		<p>44.6.1.2 Timing and Formation of Public Access Trails</p> <p>(a) Each public access trail, identified and numbered on the structure plan, shall be formed to the standard set out within Rule 44.6.1.1, by the following development milestones:</p> <ul style="list-style-type: none"> i. Public access trail 1, and public access trails within Activity Areas LS and G, and the public access trails along the foreshore of Lake Wanaka, and the public access trails along the Fern Burn to the north of the Wanaka – Mount Aspiring Road, shall be formed prior to operation of the golf course within Activity Area G. ii. Public access trail 2, shall be formed prior to the issue of the s.224(c) certificate for the tenth homesite within Activity Area R. iii. Public access trail 3, shall be formed prior to occupation of the Clubhouse within Activity Area LS. iv. Public access trail 4, shall be formed prior to occupation of any visitor accommodation within Activity Area LS. v. Public access trails within Activity Areas GS(FH) and GS(C), shall be formed prior to operation of any new activities within these Activity Areas. <p>(b) All other public access trails shall be formed within 3 years of commencement of construction of any residence / visitor accommodation unit within Activity Area R.</p> <p>Matters of Discretion Discretion with respect to Rule 44.6.1.1 is restricted to recreation values.</p>	<p>NC</p>

<p>Consent condition (up to date conditions as at 2 June 2017)</p>	<p>Glendhu Station Zone Provision</p>	<p>Comment / Explanation</p>
<ul style="list-style-type: none"> • The access route shall be restricted to a specific route (which shall be for the first 400m of the road where it goes through a low cutting to reach the terraces above Mt Aspiring Road). And shall be a formed and marked walking/cycling track either on the farm land or the road margin {if that can be achieved}, to clearly show users of Te Araroa footpath where they are to go when they turn off from the lake. • Public access shall be restricted to walking access only. • The conditions detailed in Schedule A. <p><i>Advice note: The Council shall be responsible for the maintenance of the access route.</i></p> <p>e. The consent holder will enable public access by way of a registered easement in favour of the Council along a route from the development site to Glendhu Hill, in the location approximately shown as a blue dotted line on the attached "Parkins Bay Glendhu Station Concept Master Landuse Plan" dated 12 April 2012, subject to the following conditions:</p> <ul style="list-style-type: none"> • The access route shall be restricted to a specific route that will be marked by bollards and/or poles and signs erected by the consent holder. • Public access shall be restricted to walking access only. • The conditions detailed in Schedule A. <p><i>Advice note: The Council shall be responsible for the maintenance of the access route.</i></p> <p>f. The consent holder will enable public access by way of a registered easement in favour of the Council along a route between easement areas V and W on SO 347712 along the Motatapu River, in the location approximately shown as a blue dotted line on the attached plan referenced "Parkins Bay Glendhu Station Concept Master Landuse Plan" dated 12 April 2012, subject to the following conditions</p> <ul style="list-style-type: none"> • The access route shall be restricted to a specific route that will be marked by bollards and/or poles and signs erected by the consent holder. This route will use both the marginal strip and enable access by way of easement over parts of the adjacent land where access along the marginal strip is not available due to erosion of the river bank; • Public access shall be restricted to walking and mountain biking access only. • In the event that the river erodes both the marginal strip and the land over which the easement runs, the landowner will, when requested, provide an alternative easement (to be surveyed and registered, formed, and maintained by the council at its request). • The conditions detailed in Schedule A. <p><i>Advice note: The Council shall be responsible for the maintenance of</i></p>		

<p>Consent condition (up to date conditions as at 2 June 2017)</p>	<p>Glendhu Station Zone Provision</p>	<p>Comment / Explanation</p>
<p><i>the access route.</i></p> <p>g. The consent holder will enable public access by way of a registered easement in favour of the Council along a route from the development site to the Motatapu Road and continuing southeast to the boundary with Alpha Burn Station, in the location approximately shown as a blue dotted line on the attached plan referenced "Parkins Bay Glendhu Station Concept Master Landuse Plan" dated 12 April 2012, subject to the following conditions:</p> <ul style="list-style-type: none"> • The access route shall be restricted to a specific route that will be formed and marked by signs erected by the consent holder. • Public access shall be restricted to walking and mountain biking access only. • The conditions detailed in Schedule A. <p><i>Advice note: The Council shall be responsible for the maintenance of the access route.</i></p> <p>h. The consent holder will enable public access by way of a registered easement in favour of the Council along a route between Rocky Hill {CA 1} and the Motatapu River in the location approximately shown as a blue dotted line on the attached plan referenced "Parkins Bay Glendhu Station Concept Master Landuse Plan" dated 12 April 2012, subject to the following conditions:</p> <ul style="list-style-type: none"> • The access route shall be restricted to a route connecting Rocky Hill {CA1} and the Motatapu River that will be marked by bollards and/or poles and signs erected by the consent holder. • Public access shall be restricted to walking access only. • The conditions detailed in Schedule A. <p><i>Advice note: The Council shall be responsible for the maintenance of the access route.</i></p> <p>i. The consent holder will procure variation of the terms of the easement EI 6594177 .5, so that mountain biking is permitted over the easement areas V, W and Section 19 on SO 347712, and will procure registration of an instrument providing for that variation and the relevant certificate of title.</p> <p>j. The consent holder will procure variation of the terms of the easement EI 6594177.7, so that mountain biking is permitted over the easement areas X and U on SO 347712, and will procure registration of an instrument providing for that variation on the relevant certificate of title.</p> <p>k. Subject to Condition (l) below, the consent holder shall be entitled to close or restrict access to the tracks within the Development Site, as the consent holder considers necessary, for golf course operations (including tournaments), maintenance, repair, safety or security purposes.</p>		

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision	Comment / Explanation						
<p>l. The consent holder shall be entitled to close or restrict access to the track along the Parkins Bay foreshore, where the track passes through the Development Site, as the consent holder considers necessary, for golf course operations (including tournaments), maintenance, safety or security purposes, for up to 25 individual days per year (but not exceeding 5 weekends).</p>								
<p><i>Vegetation</i></p> <p>m. Preventing the removal and or physical alteration of the earth mounds and landscaping located around each visitor accommodation/residential unit approved in accordance with Conditions 6 and 7.</p> <p>n. The ongoing maintenance of planting implemented to give effect to the Revegetation Strategy approved in accordance with Condition 6.</p> <p>o. The establishment of exotic species within the areas identified as A, B and D on the attached plan referenced "Glendhu Station Covenant Areas Plan" dated June 2011 other than those species specified within the Revegetation Strategy approved in accordance with Condition 6 is prohibited.</p> <p>p. The ongoing management of wilding plants and animals pests by the consent holder in accordance with the Revegetation Strategy prepared in accordance with Condition 6.</p> <p>q. In order to achieve appropriate control of wilding trees and noxious weeds on an ongoing basis the following requirement shall apply within Covenant Area B identified on the attached plan referenced "Parkins Bay Glendhu Station Covenant Areas Plan" dated June 2011:</p> <p>i. For the purposes of this condition "Plant Pests" means and includes any fir or conifer species with potential to spread naturally, sweet briar, lupins, gorse, broom, and any other Pest Plant as specified in the Regional Pest Management Strategy for Otago.</p> <p>ii. Prior to occupation of any dwelling the relevant house-site shall be cleared of all Plant Pests.</p> <p>iii. The owner of any house-site shall keep the house-site clear of any Plant Pests.</p> <p>iv. Any areas managed and maintained by a Parkins Bay Residents and Owners Association (or similar body) shall keep those areas clear of any Plant Pests.</p> <p>r. Prior to completion of Stage 1 of the development the consent holder shall remove all conifers (including any conifers or firs with wilding potential) from Covenant Areas A, B and D and from that part of Covenant Areas F and G located between Covenant Area B and the Fern Burn, all Covenant Areas as identified on the attached plan referenced "Parkins Bay Glendhu Station Covenant Areas Plan" dated June 2011.</p>	<table border="1"> <tr> <td data-bbox="1059 491 1216 827">44.5.2</td> <td data-bbox="1216 491 1893 827"> <p>Building</p> <p>(c) Building (including the addition, alteration or construction of buildings) located within Activity Area R, within a Homesite overlay, with control limited to:</p> <p>i. ...</p> <p>vi. the effectiveness of earthworks and mounding (if any) at screening buildings from public views; and</p> <p>vii. The shape and design of earthworks, including their relationship to existing landforms.</p> </td> <td data-bbox="1893 491 1952 827">C</td> </tr> <tr> <td data-bbox="1059 856 1216 1373">44.6.5</td> <td data-bbox="1216 856 1893 1373"> <p>Vegetation</p> <p>(a) Planting implemented in accordance with Rule 44.5.4 shall be irrigated for a period of five years from establishment.</p> <p>(b) All planting implemented in accordance with the Rule 44.5.4 shall be:</p> <p>i. Maintained for a period of ten years from the first season of planting;</p> <p>ii. All diseased or dying plants shall be replaced; and</p> <p>iii. An annual report on the maintenance and health of planting is to be provided to the Council for a period of ten years from the first season of planting.</p> <p>(c) There shall be no planting of any exotic tree species, except as provided for through Rule 44.5.4.</p> </td> <td data-bbox="1893 856 1952 1373">D</td> </tr> </table>	44.5.2	<p>Building</p> <p>(c) Building (including the addition, alteration or construction of buildings) located within Activity Area R, within a Homesite overlay, with control limited to:</p> <p>i. ...</p> <p>vi. the effectiveness of earthworks and mounding (if any) at screening buildings from public views; and</p> <p>vii. The shape and design of earthworks, including their relationship to existing landforms.</p>	C	44.6.5	<p>Vegetation</p> <p>(a) Planting implemented in accordance with Rule 44.5.4 shall be irrigated for a period of five years from establishment.</p> <p>(b) All planting implemented in accordance with the Rule 44.5.4 shall be:</p> <p>i. Maintained for a period of ten years from the first season of planting;</p> <p>ii. All diseased or dying plants shall be replaced; and</p> <p>iii. An annual report on the maintenance and health of planting is to be provided to the Council for a period of ten years from the first season of planting.</p> <p>(c) There shall be no planting of any exotic tree species, except as provided for through Rule 44.5.4.</p>	D	<p>The relationship of the building to earthworks is addressed through Rule 44.5.2, which provides an appropriate framework for the protection of mounds.</p> <p>The ongoing maintenance of planting under the revegetation strategy is provided for through Rule 44.6.5.</p> <p>There are no specific rules within the GSZ relating to the on-going management of wilding plants and animal pests as required through clause p and q.</p> <p>Clause r. is not specifically addressed through any of the rules.</p>
44.5.2	<p>Building</p> <p>(c) Building (including the addition, alteration or construction of buildings) located within Activity Area R, within a Homesite overlay, with control limited to:</p> <p>i. ...</p> <p>vi. the effectiveness of earthworks and mounding (if any) at screening buildings from public views; and</p> <p>vii. The shape and design of earthworks, including their relationship to existing landforms.</p>	C						
44.6.5	<p>Vegetation</p> <p>(a) Planting implemented in accordance with Rule 44.5.4 shall be irrigated for a period of five years from establishment.</p> <p>(b) All planting implemented in accordance with the Rule 44.5.4 shall be:</p> <p>i. Maintained for a period of ten years from the first season of planting;</p> <p>ii. All diseased or dying plants shall be replaced; and</p> <p>iii. An annual report on the maintenance and health of planting is to be provided to the Council for a period of ten years from the first season of planting.</p> <p>(c) There shall be no planting of any exotic tree species, except as provided for through Rule 44.5.4.</p>	D						
<p><i>Clubhouse</i></p> <p>s. The installation or use of fires that emit smoke are prohibited except for any fire installed at the clubhouse.</p>		<p>This condition is not specifically addressed through any of the rules.</p>						

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation
<p><i>Golf Course</i></p> <p>t. That the 18 hole golf course will be available for green fee players to use at all times, other than when the golf course is being used for tournaments or functions held at the golf course. Affiliated members of the Wanaka Golf Course will be entitled to use the golf course at a discounted rate of no less than 20% off the green fee rate which is charged to the general public at any time.</p>				<p>This condition is not specifically addressed through any of the rules.</p>
<p><i>Visitor Accommodation Residential Units</i></p> <p>u. In respect of the curtilage areas identified for the visitor accommodation/residential units within Area B on the plan referenced "Glendhu Station Covenant Areas Plan" dated June 2011:</p> <ul style="list-style-type: none"> • The curtilage area for each visitor accommodation/residential unit shall be restricted to the curtilage areas defined on the attached plans referenced "Parkins Bay Visitor Accommodation Residences - Detail Site Plan, House Sites 1, 3-4, 6, 8-11, 13, 18-22, 24, 26-27, 29-50 " dated September 2009 and "Parkins Bay Visitor Accommodation Residences - Detail Site Plan, House Sites 5, 16 and 17" dated September 2011; • All domestication including hard landscaping and ancillary structures associated with the visitor accommodation/residential units shall be restricted to the designated curtilage area. No domestic elements shall be located outside the designated curtilage areas; • No introduced planting over 0.5m is permitted within the designated curtilage areas unless it is from the approved Kanuka/Grey shrubland plant list detailed in the Revegetation Strategy prepared in accordance with Condition 6; • No structures or fences over 0.75m in height are permitted within the designated curtilage areas (this allows for the extension of the existing stone retaining walls), except as required under the Fencing of Swimming Pools Act 1987 • No introduced planting is permitted outside the designated curtilage areas unless it is from the approved Kanuka/Grey shrubland plant list detailed in the Revegetation Strategy prepared in accordance with Condition 6. <p>v. The keeping of cats at the consented visitor accommodation/residential units is prohibited.</p>	<p>44.6.7</p>	<p>Residential and Visitor Accommodation</p> <p>(a) Within Activity Area R there shall be no more than 50 residential or visitor accommodation units.</p> <p>(b) Within Activity Area R:</p> <ul style="list-style-type: none"> v. the maximum scale of buildings shall not exceed 400m² for each homesite. vi. the curtilage shall not exceed 1,000m² for each homesite. vii. all domestication including hard landscaping and ancillary structures shall be located within the Homesite Overlay for each homesite, but this shall not include retaining structures or vehicle access. viii. within the defined curtilage area there shall be no introduced planting over 0.5m in height unless it is from the approved Kanuka/Grey shrubland plant list detailed in the approved Revegetation Strategy prepared in accordance with Rule 44.5.4; ix. within the defined Homesite Overlay there shall be no structures or fences over 0.75m in height except as required under the Fencing of Swimming Pools Act 1987; x. outside the defined Homesite Overlay there shall be no introduced planting unless it is from the approved Kanuka/Grey shrubland plant list detailed in the approved Revegetation Strategy prepared in accordance with Rule 44.5.4. <p>(c) Within Activity Area R, any building located outside a homesite overlay identified on the Structure Plan, but meeting all other matters listed in clause (b) above, shall be a restricted discretionary activity with discretion restricted to:</p> <ul style="list-style-type: none"> xi. landscape and visual amenity effects, including ensuring that all buildings are located to avoid adverse visual effects from public places including where they potentially appear on ridges or skylines 	<p>D</p> <p>D</p> <p>RD</p>	<p>The curtilage areas have formed the basis of the identification of the Homesites with the remaining elements of clause u. being incorporated into Rule 44.6.7.</p> <p>With respect to clause v. there are no rules within the GSZ regarding keeping of cats.</p>

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation
		or are visually prominent; and xii. effects on indigenous biodiversity values.		
<p><i>Stock and Water Quality</i></p> <p>w. Prior to completion of Stage 3 of the development the areas detailed below shall be fenced to prevent stock access into those areas. The fencing shall be maintained permanently to prevent stock accessing those areas. The areas are approximately detailed on Parkins Bay Plan B dated 12 April 2012 as follows:</p> <p>i. The wetter area of Wetland A, comprising an area of approximately 150 metres by 20 metres, subject to monitoring and assessment under Condition 51.</p> <p>ii. Wetland B and Wetland C and Areas 1 and 2.</p> <p>iii. The Gully and the Moraine Slope.</p> <p>x. The consent holder shall ensure that any stock access to or across the watercourse running between Wetland A and Wetland C and any other watercourses shown on Parkins Bay Plan B dated 12 April 2012 has a firm rocky or pebbly substrate to prevent pugging and erosion caused by stock movements</p> <p>y. Prior to completion of Stage 3 of the development the consent holder shall fence the eastern and western riparian boundaries of the Fern Bum (approximately 20m from each bank) to exclude cattle from the Fern Bum riparian corridor between the Motatapu Road culvert/bridge and Lake Wanaka. When implementing such fencing the consent holder may install gates to enable cattle to cross the Fern Bum riparian corridor at two crossing points, one identified as "Stock Route" on Parkins Bay Plan B dated 12 April 2012 and the other located south of Wetland E shown on Parkins Bay Plan B dated 12 April 2012. When cattle use either of those crossing points the consent holder shall ensure that the cattle move straight across from the private land on one side of the riparian corridor to the private land on the other side of the riparian corridor without lingering in the Fern Burn. Fencing installed under this condition shall be installed as close as is reasonably and practically possible to the boundary between the freehold title and the public marginal strip except that along the eastern boundary of Wetland E fencing shall be located at the top of the bank which separates the wetland from the farmland on the eastern side of Wetland E. The fencing shall ensure that no part of the wetland is separated from the marginal strip. Temporary fencing shall be erected when stock are using the crossing points to ensure that stock do not access the marginal strip on either side of the crossing point.</p> <p>z. Area 1, Area 2, the Gully and the Moraine Slope (all identified on Parkins Bay Plan B dated 12 April 2012) which must be fenced as required under w. above, shall be kept free of Plant Pests (as defined in q. above).</p>	<p>44.5.4</p>	<p>Residential and Visitor Accommodation (all excluding buildings) in Activity Area R</p> <p><u>Information Requirements:</u></p> <p>An application for resource consent under this rule shall include a Spatial Layout Plan and Revegetation Strategy in respect to the whole of the Activity Area. Elements of the Spatial Layout Plan and Revegetation Strategy may also extend into parts of Activity Areas G, GS(OS/F) and LS, if necessary to achieve revegetation outcomes, vehicle access, subdivision or to undertake mitigation mounding relating to Residential or Visitor Accommodation Activities within Activity Area R.</p> <p>(a) The Revegetation Strategy, shall include the following proposed measures:</p> <p>i. ...</p> <p>v. To achieve eventual revegetation of the Gully and Moraine Slopes within the Farm and Vegetation Management Area identified on the Structure Plan where appropriate with a mix of locally sourced indigenous species including totora;</p> <p>vii. To provide fencing of the Farm and Vegetation Management Areas, where necessary, for protection from stock</p>	<p>RD</p>	<p>The wetlands, gully and moraine slopes are included within the Farm and Vegetation Management Area. The requirements of the revegetation strategy provide for the fencing of these areas for protection from stock and for the eventual revegetation of the Gully and Moraine Slopes.</p>
<p>Review</p> <p>42. In accordance with sections 128 and 129 of the Resource Management Act 1991, the Council may serve notice of its intention to review; amend, delete or add to the conditions of this consent at the consent holders expense</p>	<p>-</p>			<p>Not relevant to zone provisions.</p>

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<ul style="list-style-type: none"> deal with any adverse effect on the environment which may arise from the exercise of this consent and which it is appropriate to deal with at a later stage, or which became evident after the date of commencement of the consent, or review the effectiveness of the conditions of this resource consent in avoiding or mitigating any adverse effects on the environment from the exercise of this resource consent and if necessary require the consent holder to avoid, remedy or mitigate such effects by way of further or amended conditions. 		
<p>Poplar Trees</p> <p>43. Prior to the commencement of earthworks on site, further detailed arboricultural advice shall be sought on the potential effects of the earthworks on those trees most at risk from earthworks and construction. A substantial barrier fence is to be erected in accordance with the recommendation of the arboriculturalist to ensure protection of the trees and their associated root system.</p>		<p>There are no rules within the GSZ requiring arboriculture advice for the poplar trees.</p>
<p>44. Regular inspections and monitoring of tree health is to be undertaken every two years and a report provided to the Council. This work is to be undertaken by a qualified Arborist.</p>		<p>There are no rules within the GSZ relating to the monitoring of the poplar trees.</p>
<p>45. Where the two year inspection and reporting programme identifies evidence of tree decline, a more detailed inspection shall be arranged and the recommendations of the more detailed inspection reported to the Council.</p>		<p>There are no rules within the GSZ requiring any detailed inspections of the poplar trees.</p>
<p>Golf Course Management</p> <p>46. Fertilisers are only to be applied to green and fairway areas in small and frequent applications at a level which ensures that the rate of application accurately meets plant demands and no more. Details of the application rates are to be supplied to the Council for review prior to the commissioning of the golf course.</p>		<p>There are no rules within the GSZ relating to the application of fertilisers.</p>
<p>47. An integrated pest management plan is to be prepared which demonstrates that the use of chemical pesticides is targeted in application only to those areas where treatment has been identified as being necessary.</p>		<p>There are no rules within the GSZ requiring preparation of an integrated pest management plan.</p>
<p>48. Irrigation of the golf course is to be computerised to ensure that the rate of water application to the green and fairway is appropriate to maintain soil moisture at the correct level avoiding wastage of water, the saturation of soils, ponding, excess soil drainage and contaminant leaching.</p>		<p>There are no rules within the GSZ specifically relating to the irrigation of the golf course.</p>
<p>49. Riparian vegetative buffer strips are to be maintained between the golf course and Lake Wanaka and the golf course and the edge of the Fern Burn watercourse. These buffer strips must be a minimum of 20m wide and not be subject to the application of any fertiliser, pesticide or irrigation.</p>		<p>Although there are no specific rules requiring a riparian buffer, these have now been provided through the taking of marginal strip under the Conservation Act.</p>
<p>Monitoring</p> <p>50. Monitoring of water quality is to be undertaken every six months as detailed below from the date the golf course is commissioned. Details of the sampling</p>		<p>Monitoring of water quality is not a statutory function for territorial local authorities that can be included within a rule in the District Plan.</p>

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<p>methods and monitoring are to be provided to the Council for review prior to the commissioning of the golf course. The details of this monitoring regime including frequency of monitoring, what contaminants will be required to be assessed, and immediate responses required if contamination is found, needs to be established to the satisfaction of Council prior to the commissioning of the golf course. The following monitoring is required:</p> <ul style="list-style-type: none"> a. Monitoring of water quality within Parkins Bay close to the shoreline adjacent to the golf course b. Monitoring of stream water from streams upstream of the golf course/house-sites development areas, at the points where such streams cross from Glendhu Station into the golf course/house-sites development areas. <p>Note: The purpose of a. and b. above is to monitor the effect of golf course activities on water quality.</p>				
<p>51. The areas of Wetland A detailed on Parkins Bay Plan B dated 12 April 2012 which are outside that part of Wetland A fenced under Condition 41(w) shall be monitored 5 years after the date the golf course is commissioned, within 2 weeks after the area has been grazed by stock, for the purpose of assessing any adverse effects caused by stock on the balance dry wetland areas on the margins of the fenced wetter area. If this monitoring reveals an inappropriate degree of adverse effect then the area of Wetland A required to be fenced under Condition 41(w) may be reviewed.</p>				<p>The monitoring of the wetland areas is not specifically addressed as part of any rule.</p>
<p>52. There shall be no netting erected associated with the driving range.</p>	<p>44.5.2</p>	<p>Building (a) Building (including the addition, alteration or construction of buildings) located within Activity Areas GS(C), GS(FH), G and LS (except as provided for in Rule 44.5.2(d) below), with control limited to:</p> <p>...</p> <ul style="list-style-type: none"> i. The external appearance of building, including colour, reflectance values and materials, with respect to the effect on visual and landscape values of the area; ii. Visibility of buildings from the Wanaka – Mount Aspiring Road; iii. Effects on indigenous biodiversity values; iv. Infrastructure and servicing; v. Associated earthworks and landscaping; 	<p>C</p>	<p>Netting associated with the driving range is not specifically addressed a part of any rule, but would form a matter of control under the general rules relating to buildings within Activity Area G.</p>
<p>Accidental Discovery Protocol and Archaeology</p> <p>53. That if any koiwi (human skeletal remains), waahi taoka (resource of importance), waahi tapu (place or feature of special significance) or artefact material are discovered as part of the development process, then work shall stop to allow a site inspection by the appropriate runanga and their advisors, who would determine whether the discovery is likely to be extensive and whether a thorough site investigation is required. Materials discovered should be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to their removal or preservation.</p>	<p>44.6.2</p>	<p>Earthworks (a) Earthworks associated with subdivision or as approved under any controlled activity resource consent under Rule 44.5.2 or as required to implement the Spatial Layout Plan or Revegetation Strategy under Rule 44.5.4.</p>	<p>P</p>	<p>The earthworks Rules establish a standard for any identified archaeological sites. Accidental discovery protocols are not otherwise set out in any rule.</p>
	<p>(g) Cultural Heritage and Archaeological Sites</p> <ul style="list-style-type: none"> vi. Earthworks shall not modify, damage or destroy any waahi tau, waahi taonga or archaeological sites that are identified in the District Plan, except as authorised by 	<p>RD</p>		

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		resource consent or Heritage NZ authority		
54. An archaeological authority shall be obtained from the New Zealand Historic Places Trust, should further site investigation confirm that the historic house site identified in the report of Mr Petchey is affected by construction activities.				The requirement to obtain an archaeological authority is not addressed specifically as part of any rule but rather is a statutory requirement under the Heritage New Zealand Touhere Toanga Act.
55. The camp site identified in the report of Mr Petchey shall be protected during construction with fencing in a location approved by a registered archaeologist.				Protection of the Camp Site is not addressed specifically as part of any rule and is addressed instead through the Heritage New Zealand Touhere Toanga Act.
<p>Limitations on curtilage areas</p> <p>56. The curtilage area for each visitor accommodation/residential unit shall be limited to 1000m², including the building platform but excluding the driveway, as identified on the attached plans referenced "Parkins Bay Visitor Accommodation Residences Detail Site Plans, House Sites 1, 3-4, 6, 8-11, 13, 18-22, 24, 26-27, 29-50 " dated September 2009 and "Parkins Bay Visitor Accommodation Residences - Detail Site Plan, House Sites 5, 16 and 17" dated September 2011.</p>	44.6.7	<p>Residential and Visitor Accommodation</p> <p>(b) Within Activity Area R:</p> <p>i. ...</p> <p>ii. the curtilage shall not exceed 1,000m² for each homesite.</p> <p>iii. all domestication including hard landscaping and ancillary structures shall be located within the Homesite Overlay for each homesite, but this shall not include retaining structures or vehicle access.</p> <p>...</p>	D	The limits on curtilage scale and use are replicated within rule 44.6.7.
57. All domestication including hard landscaping and ancillary structures associated with the visitor accommodation/residential unit shall be restricted to the designated curtilage area.	44.6.7	<p>Residential and Visitor Accommodation</p> <p>(b) Within Activity Area R:</p> <p>i. ...</p> <p>ii. the curtilage shall not exceed 1,000m² for each homesite.</p> <p>iii. all domestication including hard landscaping and ancillary structures shall be located within the Homesite Overlay for each homesite, but this shall not include retaining structures or vehicle access.</p> <p>...</p>	D	The limits on curtilage scale and use are replicated within rule 44.6.7.
58. No introduced planting over 0.5m is permitted within the designated curtilage areas unless it is from the approved Kanuka/Grey shrubland plant list detailed in the Revegetation Strategy approved in accordance with Condition 6.	44.6.7	<p>Residential and Visitor Accommodation</p> <p>(b) Within Activity Area R:</p> <p>i. ...</p> <p>iv. within the defined curtilage area there shall be no introduced planting over 0.5m in height unless it is from the approved Kanuka/Grey shrubland plant list detailed in the approved Revegetation Strategy prepared in accordance with Rule 44.5.4;</p> <p>v. ...</p>	D	The limits on planting scale are replicated within rule 44.6.7.
59. No structures over 0.75m are permitted within the designated curtilage areas (this allows for the extension of the existing stone retaining walls) except as required under the Fencing of Swimming Pools Act 1987.	44.6.7	<p>Residential and Visitor Accommodation</p> <p>(b) Within Activity Area R:</p> <p>i. ...</p> <p>v. within the defined Homesite Overlay there shall be no structures or fences over 0.75m in height except as required under the Fencing of Swimming Pools Act 1987;</p> <p>vi. ...</p>	D	The limits on structure scale are replicated within rule 44.6.7.

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60. No introduced planting is permitted outside the designated curtilage areas unless it is from the approved Kanuka/Grey shrubland plant list detailed in the revegetation Strategy approved in accordance with Condition 6.	44.6.7	Residential and Visitor Accommodation (b) Within Activity Area R: i. ... vi. outside the defined Homesite Overlay there shall be no introduced planting unless it is from the approved Kanuka/Grey shrubland plant list detailed in the approved Revegetation Strategy prepared in accordance with Rule 44.5.4.	D	The limits on planting type are replicated within rule 44.6.7.
Fencing 61. Fencing is to be retained and up-graded along the frontage of the Wanaka-Mt Aspiring Road ensuring that people are directed to use the underpasses.				Fencing along the frontage of the Wanaka – Mount Aspiring Road is not addressed through any rules within the GSZ.
62. No gates or monumental structures are permitted at or near entrances ways which would potentially distract motorists on the Wanaka-Mt Aspiring Road. The design of any entrance gate designs shall be submitted to Council for approval.				The design of the entrance gate is not specifically addressed through any rule within the GSZ.
63. There shall be no fencing of the individual visitor accommodation residential units;				There are no rules relating to the fencing of the visitor accommodation units within the GSZ.
Car Parks 64. All car parks on-site (excluding carparks for private residences) shall be publicly available and shall not be restricted for specified activities or purposes.				The availability of car parking is not specifically addressed through any rules within the GSZ.
Signs 65. Signage design for the purpose of readily identifying the clubhouse and shearers quarters, the location of car parking, public walkways, cycleways, public picnic area and jetty and the lake foreshore shall be submitted to Council for prior consent. Specific signage on the lakeside walkway and the jetty shall indicate that these areas are available for public use.	-			Signage is addressed by the District Plan through a district wide chapter that would apply to any proposal for signage to be erected within the site/zone/
66. The existing public access along the edge of the lake, parallel to the length of the development site, shall be identified by signage to the satisfaction of the Council.				The erection of walkway signage is not specifically addressed through any rules within the GSZ.
Sundry 67. There shall be no permanent mooring at the jetty. The owner shall have priority for one berth.	-			The zone does not include any provisions relating to the jetty (which is not in the zone) and separate consideration of the jetty would remain necessary under other district and regional rules.
68. All covenants as offered by the consent holder shall be in form approved by the Council. Any easements referred to in Condition 41 which have been registered prior to the registration of Covenant(s) under Condition 41 need not be referred to in such Covenant(s).	-			Each of the covenants required these conditions have been registered on the underlying titles for the Site.
69. This proposal may generate a demand for network infrastructure and reserves and community facilities. If so, an invoice will be generated by the Queenstown Lakes District Council. Payment will be due prior to application under the Resource Management Act for certification pursuant to section	-			Not relevant to zone provisions.

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224(c). Pursuant to section 208 of the Local Government Act 2002 the Council may withhold a certificate under section 224(c) of the Resource Management Act 1991 if the required Development Contribution has not been paid.					
70. Any easement proposed to be granted in favour of the Council under Condition 41 may instead be granted in favour of another public body or entity nominated by the Council provided such body or entity agrees to accept the benefit of the easement and acknowledges responsibility for maintenance of the relevant access route or other area subject to the easement for the purposes of the easement.	-				Not relevant to zone provisions.
	44.5.1	(a) Any activity listed in Rule 44.5.9, which meets all other rules in Tables 1 and 2 is a permitted activity. (b) Farming Activities are permitted activities.	P		This rule is required to make the linkage within the zone provisions for determining activity status and to ensure consistency with the format of the District Plan.
	44.5.2	Setbacks (a) Buildings shall be set back a minimum of 20m from Motatapu Road and the Wanaka Mt Aspiring Road. (b) ... (c) Buildings shall be setback a minimum of 20m from the edge of any waterbody. Discretion is restricted to: i. the bulk, height and proximity of the building to the boundary; ii. the impact on visual amenity values; iii. public access; and iv. the protection of any marginal strips and their natural values.	RD		These rules do not directly align with conditions of consent but are additional. They seek to ensure that there is adequate separation for buildings from roads and waterbodies. They align with the building layout on the approved plans and with the general rules within other zones.
	44.5.2	Buildings (a) Building (including the addition, alteration or construction of buildings) located within Activity Areas GS(C), GS(FH), G and LS (except as provided for in Rule 44.5.2(d) below), with control limited to: i. the external appearance of buildings, including colour, reflectance values and materials, with respect to the effect on visual and landscape values of the area; ii. visibility of buildings from the Wanaka – Mount Aspiring Road; iii. effects on indigenous biodiversity values; iv. infrastructure and servicing; v. associated earthworks and landscaping; vi. access and parking; vii. location of buildings; viii. exterior lighting; and	C		Development in GS(FH) and GS(C) was not provided for in the consent – this rule covers the appearance and effects of buildings in GS(FH) and GS(C).

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		ix. in respect of Activity Area GS(C), separation distance between buildings to reduce building dominance when viewed from Wanaka – Mount Aspiring Road.		
	44.5.2	Buildings (d) Farm buildings located in Activity Areas GS(OS/F), GS(C) and GS(FH), limited to a maximum of 4m in height and a maximum of 100m ² in area.	P	Development of farm buildings in Activity Areas GS(OS/F), GS(C) and GS(FH) is aligned with the provisions for farm buildings that apply to ONL areas in the rural zone.
	(f) Farm buildings, other than specified above, located within Activity Areas GS(O/SF), GS(FH) and GS(C), with discretion restricted to: i. the external appearance of buildings, including colour, reflectance values and materials, with respect to the effect on visual and landscape values of the area; ii. effects on indigenous biodiversity values; iii. associated earthworks; and iv. bulk and location.	RD		
44.6.14	Farm Buildings (a) All exterior surfaces shall be coloured in the range of browns, greens or greys (except soffits). (b) Pre-painted steel and all roofs shall have a reflectance value not greater than 20%; and all other surface finishes shall have a reflectance value of not greater than 30%. (c) The landholding is greater than 100ha. (d) The density of all buildings on the site, inclusive of the proposed building(s) will be less than one farm building per 25 hectares on the site; and (e) Is located less than 600 masl. (f) Buildings shall not protrude onto a skyline or above a terrace edge when viewed from adjoining sites, or formed roads within 2km of the location of the proposed building. Discretion is restricted to: • Rural Amenity values. • Visual prominence from both public places and private locations. • Visibility, including lighting. • Scale. • Location. • External appearance. • Landscape character.	RD		
	44.5.2	Buildings (e) Within Activity Area GS(OS/F), two residential units located within Covenant Area CH within Lot 6 DP	RD	This rule provides a consent path for development of the two residential units provided for within the area identified in the zone as GS(OS/F).

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		457489 and Covenant Area CI on Lot 7 DP 457489, with discretion restricted to: <ul style="list-style-type: none"> i. Landscape and amenity values; ii. Siting of buildings in relation to existing topography and landscape features; iii. External materials and colours; iv. Landscape planting; v. Associated earthworks; and vi. Vehicle access and provision of servicing infrastructure. 		
	44.5.5	Camping Ground Activities within Activity Area GS(C) (a) Any Camping Ground within Activity Area GS(C). Information Requirements: An application for resource consent under this rule shall include a Spatial Layout Plan in respect to the whole of Activity Area GS(C). Discretion shall be restricted to: <ul style="list-style-type: none"> i. The layout and location of open space and camping ground activities, including indicative areas for any buildings (accommodation, administration/offices and communal facilities) and the management of waste. ii. Effects on landscape and amenity values, including to ensure terrace escarpments and areas immediate above any terrace remain free from activity, and the visibility and dominance of built form when viewed from Wanaka – Mount Aspiring Road. iii. Traffic and transportation effects, including investigating the potential for a new road alignment through the site in the general location shown on the structure plan. iv. Enhancement of indigenous biodiversity values through additional planting of indigenous vegetation. v. Good design outcomes, including the provision for cycle ways and pedestrian linkages to the existing camp ground and the foreshore of Lake Wanaka. vi. Integration with the existing Glendhu Bay Camp Ground, including opportunities to relieve the pressure on the foreshore of Lake Wanaka, pedestrian connections and the coordination of amenities. 	RD	Development of activity area GS(C) was not provided for in the consent. This rule provides for control over key elements of camping ground development to ensure that effects can be addressed through a consent process.
		(b) The use or development of land within Activity Area GS(C) in the absence if resource consent granted under Rule 44.5.5(a).	D	
	44.5.6	Farm Homestead Activity Area (a) Commercial Activities within Activity Area GS(FH). (b) Visitor Accommodation within Activity Area GS(FH), except within any existing buildings (at the date of this zone having legal effect). (c) Visitor Accommodation within Activity Area GS(FH) shall not result in a duration of stay for any worker or staff member greater than 6 months in any 12-month	RD	Development of activity area GS(FH) was not provided for in the consent. This rule provides for control over key elements of development to ensure that effects can be addressed through a consent process.

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation
		period. Where discretion is restricted to: i. The matters of control within Rule 44.5.2 (a); ii. Scale / bulk and location of buildings; iii. Effects on indigenous biodiversity values and opportunities for enhancement of indigenous biodiversity values through additional planting of indigenous vegetation; iv. Noise; v. Hours of operations; vi. Traffic generation, access and car parking; and vii. Infrastructure services.		
	44.5.7	Visitor Accommodation Visitor accommodation, including buildings, within Activity Area GS(OS/F).	D	The consent did not consider visitor accommodation in the wider station area (OSF) and this rule has been inserted to align with the provisions within the Rural Zone.
	44.6.8	Site Coverage and Building Areas (c) Within Activity Area GS(FH): i. The maximum total building coverage shall be 2,500m ² .	RD	Development in GS(FH) was not provided for in the consent – this rule covers the scale of buildings in GS(FH).
		ii. A maximum total building coverage above 3,000 m ²	NC	
		iii. the maximum footprint for any individual building shall be 500m ² within 100m of a road boundary, with discretion restricted to: - Location of buildings and their visual dominance as viewed from Wanaka – Mount Aspiring Road, especially in relation to prominence of buildings located at the top of the terrace that runs through the activity area; and - And all matters of control listed under Rule 44.5.2 (a).	RD	
	44.6.9	Building Height The maximum height of buildings shall be: (a) Activity Area GS(FH) – within 100m of a road boundary 4m (b) Activity Area GS(FH) – beyond 100m from a road boundary 8m (c) Activity Area GS(C) 5m (d) ...	NC	Development in GS(FH) and GS(C) was not provided for in the consent – this rule covers the height of buildings in GS(FH) and GS(C).
	44.6.13	Retailing The maximum gross floor area of all retail activities located within Activity Area GS(FH) shall be 500 m ² .	D	

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision			Comment / Explanation
	<p>44.5.3</p>	<p>Mining</p> <p>(a) Within Activity Areas GS(FH) and GS(OS/F), and limited to the mining of rock, aggregate and sand, for use only within the Zone, with discretion restricted to:</p> <ul style="list-style-type: none"> i. the nature and scale of the mining; ii. effects on indigenous biodiversity values; iii. remedial works and revegetation; iv. the effects on landscape and visual amenity values; v. the effects on land stability and flooding; vi. the effects on water bodies; vii. the effects on cultural and archaeological sites; and viii. noise. <p>(b) Mining within any other Activity Area not provided for in Rule 44.5.3(a) above, or for use outside of the zone.</p>	<p>RD</p> <p>D</p>	<p>The activity of mining was not considered in the resource consent. These rules have been included to make it explicit that the extraction of materials is possible and that where it is for use outside the zone it is to be more stringently assessed than where it is for use to establish activities within the zone. The general discretionary activity status aligns with the Rural Zone.</p>
	<p>44.5.11</p>	<p>Factory Farming</p>	<p>NC</p>	<p>These activities were not considered as part of the consent but it is necessary to provide rules explicitly setting out the relevant activity status' so that it is clear that these activities are not anticipated to occur within the zone and are generally inappropriate. This also provides alignment with the format of the District Plan.</p>
<p>44.5.12</p>	<p>Forestry Activities</p> <p>All forestry activities.</p>	<p>NC</p>		
<p>44.5.13</p>	<p>Industrial Activities</p> <p>Except that this rule shall not apply to activities listed under rule 44.5.9.</p>	<p>NC</p>		
<p>44.5.14</p>	<p>Panelbeating, spraypainting, motor vehicle, repair of dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish processing, or any activity requiring an Offensive Trade Licence under the Health Act 1956, except that this rule shall not apply to activities listed under rule 44.5.9.</p>	<p>PR</p>		
<p>44.6.12</p>	<p>Outside storage and activities</p> <p>(a) All goods, materials or equipment be stored outside a building, except for vehicles associated with the activity parked on the site overnight, shall be screened from view of any public road.</p> <p>(b) All manufacturing, altering, repairing, dismantling or</p>	<p>NC</p>		

Consent condition (up to date conditions as at 2 June 2017)	Glendhu Station Zone Provision				Comment / Explanation
		processing of any materials, goods or articles shall be carried out within a building except in relation to farming.			