

46 Rural Visitor Zone

Tracked changes sought by The Station shown in blue with additions underlined and deletions ~~struckthrough~~

The provisions shaded in Grey (relating to Walter Peak) are not the subject of the Hearing Panel's recommendation and will be the subject of a subsequent report from the Panel.

46.1 Purpose

The Rural Visitor Zone provides for visitor industry activities that enable people to access and appreciate the District's landscapes, at a small scale and low intensity, and in a manner that recognises the particular values of those landscapes. By providing for visitor industry activities within the rural environment, including in remote locations, the Zone recognises the contribution visitor industry places, services and facilities make to the economic and recreational values of the District.

The effects of land use and development on landscape are managed by the limited extent and small scale of the Zoned areas, and directing sensitive and sympathetic development to areas of lower landscape sensitivity identified within each Zone, where the landscape can accommodate change and the adverse effects on landscape values will be cumulatively minor. No Zone comprises areas of only high or moderate-high landscape sensitivity. The Zone is not located on Outstanding Natural Features. Effects on landscape are further managed through limiting the nature, scale and intensity of development and ensuring buildings are not visually dominant and are integrated into the landscape.

The principal activities in the Zone are visitor accommodation and related ancillary commercial activities, commercial recreational activities and recreational activities. Residential activity is not anticipated in the Zone, with exceptions provided for onsite staff accommodation ancillary to commercial recreational activities and visitor accommodation, and for residential activity ~~on building platforms~~ at Arcadia ~~that were consented under a prior rural visitor zoning as detailed below.~~

The Arcadia Rural Visitor Zone is the only Rural Visitor Zone with an approved Structure Plan. The purpose of this Structure Plan is to guide future land use development by defining future development areas and open space, while at the same time protecting and enhancing key features on the site, which draw people to the area. The approved Arcadia Structure Plan is contained provision 46.7 of the Plan. Specific objectives, policies and rules to the Arcadia Rural Visitor Zone relevant to the structure Plan are contained in this section of the plan.

46.2 Objectives and Policies

46.2.1 Objective – Visitor accommodation, commercial recreational activities and ancillary commercial activities occur at a small scale and low intensity in rural locations where:

- a. the protection of the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes is achieved;
- b. in areas not within Outstanding Natural Features or Outstanding Natural Landscapes, the maintenance of landscape character, and the maintenance or enhancement of visual amenity values, is achieved;

- c. **adverse effects, including cumulative effects in conjunction with other activities, buildings and development, which do not protect the values specified in a. or maintain or enhance the values specified in b. are avoided;**
- d. **amenity values of the surrounding environment are maintained;**
- e. **they do not compromise the operation of existing activities or those enabled by the zones in the surrounding environment as a result of reverse sensitivity effects;**
- f. **activities anticipated within each Zoned area can be adequately serviced with wastewater treatment and disposal, potable and firefighting water supply, and safe vehicle access or alternative water-based transport; and**
- g. **significant or intolerable risks from natural hazards to people and the community are avoided.**

Policies

- 46.2.1.1 Enable visitor accommodation and commercial recreational activities within the Zone, including ancillary onsite staff accommodation, where the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes are protected, and for other rural areas, the landscape character of the landscape the Zone sits within is maintained and the visual amenity values are maintained or enhanced.
- 46.2.1.2 Ensure the location, nature, scale and intensity of visitor accommodation, commercial recreational activities, and associated aspects such as traffic generation, access and parking, informal airports, noise and lighting, maintain amenity values beyond the Zone and do not compromise the operation of existing activities or those enabled by the zones in the surrounding environment as a result of reverse sensitivity effects.
- 46.2.1.3 Ensure the nature and scale of the combined activities in the Maungawera Rural Visitor Zone maintain amenity values beyond the Zone by specifically managing group size of commercial recreational activities and the capacity of visitor accommodation.
- 46.2.1.4 Avoid residential activity within the Zone, except for enabling:
 - a. onsite staff accommodation ancillary to visitor accommodation and commercial recreational activities, where this accommodation is consistent with the small scale and low intensity of the development within the Zone; and
 - b. residential activity ~~on identified building platforms in the Arcadia Rural Visitor Zone (as approved by resource consent under a previous rural visitor zoning prior to 31 October 2019)~~ within the RES Activity Areas at Arcadia Rural Visitor Zone.
- 46.2.1.5 For commercial recreational activities and informal airports that exceed the standards limiting their scale and intensity, ensure the activity will protect the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes, and for other rural areas, ensure the landscape character of the landscape the Zone sits within is maintained and the visual amenity values are maintained or enhanced.
- 46.2.2 **Objective – Buildings and development that have a visitor industry related use are provided for at a small scale and low density within the Rural Visitor Zone in areas of lower landscape sensitivity where:**

- a. the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected;
- b. in rural areas not within Outstanding Natural Features or Outstanding Natural Landscapes, the landscape character is maintained and the visual amenity values maintained or enhanced;
- c. adverse effects, including cumulative effects in conjunction with other activities, buildings and development, which do not protect the values specified in a. or maintain or enhance the values specified in b. are avoided; and
- d. amenity values of the surrounding environment are maintained.

Policies

- 46.2.2.1 Strictly manage the location of buildings and development within the Zone by:
- a. providing for and consolidating buildings within the Zone in areas that are not identified on the District Plan web mapping application as a High Landscape Sensitivity Area or Moderate-High Landscape Sensitivity Area;
 - b. restricting buildings within areas identified on the District Plan web mapping application as Moderate-High Landscape Sensitivity unless they are located and designed, and adverse effects are mitigated, to ensure landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected, and for other rural areas, the landscape character of the landscape the Zone sits within is maintained and the visual amenity values are maintained or enhanced;
 - c. avoiding buildings within areas identified on the District Plan web mapping application as High Landscape Sensitivity Areas; and
 - d. requiring consistency with other restrictions identified on the District Plan web mapping application.
- 46.2.2.2 Manage the effects of buildings and development on landscape values, landscape character and visual amenity values by:
- a. controlling the colour, scale, design, and height of buildings and associated infrastructure, vegetation and landscape elements; and
 - b. in the immediate vicinity of the Homestead Area at Walter Peak, and the historic homestead at Arcadia, provide for a range of external building colours that are not as recessive as required generally for rural environments, but are sympathetic to existing development.
- 46.2.2.3 Provide for buildings that exceed the standards limiting their bulk and scale, only when adverse effects, including cumulative effects, are minimised, including through:
- a. In Outstanding Natural Landscapes, siting buildings so they are reasonably difficult to see from beyond the boundary of the Zone;
 - b. Outside Outstanding Natural Landscapes and Outstanding Natural Features, siting buildings so they are not highly visible from public places, and do not form the foreground of Outstanding Natural Landscapes or Outstanding Natural Features;

- c. The design and location of buildings and opportunities for mitigating bulk, form and density;
- d. Management of the associated aspects of the building(s) such as earthworks, car parking, fencing, and landscaping.

46.2.2.4 Within those areas identified on the District Plan web mapping application as High Landscape Sensitivity or Moderate-High Landscape Sensitivity, maintain open landscape character where it is open at present.

46.2.2.5 Enhance nature conservation values as part of the use and development of the Zone.

46.2.2.6 Manage the location and direction of lights to ensure they do not cause glare or reduce the quality of views of the night sky beyond the boundaries of the Zone, or reduce the sense of remoteness where this is an important part of the landscape character of the Zone.

46.2.2.7 Within the Walter Peak Water Transport Infrastructure overlay, provide for a jetty or wharf, weather protection features and ancillary infrastructure at Beach Bay while:

- a. maintaining as far as practicable natural character and landscape values of Beach Bay while recognising the functional need for water transport infrastructure to locate on the margin of and on Lake Wakatipu;
- b. minimising the loss of public access to the lake margin; and
- c. encouraging enhancement of nature conservation and natural character values.

46.2.2.8 Ensure development can be adequately serviced through:

- a. the method, capacity and design of wastewater treatment and disposal;
- b. adequate and potable provision of water;
- c. adequate firefighting water and regard taken in the design of development to fire risk from vegetation, both existing and proposed vegetation; and
- d. provision of safe vehicle access or alternative water-based transport and associated infrastructure.

46.2.3 Adopt a Structure Plan for Arcadia Rural Visitor Zone (refer to provision 46.7) which guides future land use development by defining Activity Areas for residential, commercial, visitor accommodation and open space activities, while at the same time protecting and enhancing key features on the site, which draw people to the area.

46.2.3.1 Within the RES 1A Activity Area:

- (a) to create a unified architectural pattern with a restricted palette of colours and materials in order to blend dwellings in with the landform, to avoid an urban response and to preserve and enhance the existing tree patterns and rural amenity on the site; and
- (b) To ensure that development shall impart a contiguous character, similar in appearance to a collection of rural “homestead” dwellings under single ownership.

46.2.3.2 Within the RES 1B Activity Area:

- (a) to create a unified architectural pattern with a restricted palette of colours and materials in order to blend dwellings in with the landform, to avoid an urban response and to preserve and enhance the existing tree patterns and rural amenity on the site; and

- (b) to ensure development/dwellings shall impart a continuous character, particularly when viewed from distance and shall be similar in appearance to a collection of rural “homestead” dwellings under single ownership.

46.2.3.3 Within the RES 2A, B and C Activity Areas:

- (a) to create a unified architectural pattern with a restricted palette of colours and materials in order to blend dwellings in with the landform and grey shrubland and to avoid an urban response; and
- (b) to ensure development/dwellings shall impart a continuous character, ensuring that the existing matagouri shrublands remains as the major determinant of landscape character and that development of the site remains subservient to the grey shrubland pattern; and
- (c) To minimize the development footprint, through the creation of common areas in order to maintain the grey shrubland.

46.2.3.4 Within the VA1 Activity Area, to maintain and preserve the architectural uniqueness of the Arcadia homestead, and to ensure that any other structures within this area do not comprise that uniqueness.

46.2.3.5 Within the VA2A - C and VA3A - B Activity Areas:

- a. to create a unified architectural pattern with a restricted palette of colours and materials in order to blend dwellings in with the landform and grey shrubland and to avoid an urban response; and
- b. to ensure that development is designed comprehensively in order to impart an contiguous character, ensuring that open space surrounding the Activity Area is not compromised and that development within this area is sensitive to the surrounding land-uses.

46.2.3.6 Within the COM Activity Area, allow for limited commercial development to occur adjoining the Glenorchy-Paradise Road.

46.2.3.7 Within the OS Activity Area:

- (a) to maintain openness and pastoral quality of open space that surrounds the residential, visitor accommodation and commercial Activity Areas.
- (b) to maintain views from the Glenorchy-Paradise Road to Diamond Lake and beyond through the OS Activity Area.

46.2.3.8 Within the LR Activity Area, provide for the establishment of structures for the purpose of storage of recreational craft, such as kayaks, and for communal facilities.

46.3 Other Provisions and Rules

46.3.1 District Wide

Attention is drawn to the following District Wide chapters.

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
25 Earthworks	26 Historic Heritage	27 Subdivision

28 Natural Hazards	29 Transport	30 Energy and Utilities
31 Signs	32 Protected Trees	33 Indigenous Vegetation and Biodiversity
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise
37 Designations	39 Wāhi Tūpuna	District Plan web mapping application

46.3.2 Interpreting and Applying the Rules

- 46.3.2.1 A permitted activity must comply with all the rules (in this case Chapter 46 and any relevant district wide rules).
- 46.3.2.2 Where an activity does not comply with a standard listed in the standards tables, the activity status identified by the 'Non-Compliance Status' column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.
- 46.3.2.3 For controlled and restricted discretionary activities, the Council shall restrict the exercise of its control or discretion to the matters listed in the rule.
- 46.3.2.4 The surface of lakes and rivers are zoned Rural, except for the area identified on the District Plan web mapping application as Walter Peak Water Transport Infrastructure overlay for the purposes of Rule 46.4.9.
- 46.3.2.5 These abbreviations are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

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

46.3.3 Advice Notes - General

- 46.3.3.1 On-site wastewater treatment is also subject to the Otago Regional Plan: Water. In particular, Rule 12.A.1.4 of the Otago Regional Plan: Water.
- 46.3.3.2 Particular attention is drawn to the definition of Visitor Accommodation which includes related ancillary services and facilities and onsite staff accommodation.

46.4 Rules – Activities

	Table 46.4 – Activities	Activity Status
46.4.1	Farming	P
46.4.2	Visitor accommodation	P

46.4.3	Commercial recreational activities and ancillary onsite staff accommodation	P
46.4.4	Recreation and recreational activity	P
46.4.5	Informal airports	P
46.4.6	<p>One residential unit within a building platform identified on Lots 1 to 11 LT 530138 in the Within the Arcadia Rural Visitor Zone:</p> <p>(a) a total of 11 residential dwellings within the RES 1A and 1B Activity Areas of the Arcadia Rural Visitor Zone; and</p> <p>(b) a total of 12 residential dwellings within the RES 2A, 2B and 2C Activity Areas of the Arcadia Rural Visitor Zone.</p>	P
46.4.7	<p>Construction of buildings</p> <p>46.4.7.1: The construction, relocation or exterior alteration of buildings (other than identified in Rules 46.4.8 to 46.4.12).</p> <p>46.4.7.2: In the Gibbston Valley Rural Visitor Zone, the construction, relocation or exterior alteration of buildings within the Developable Areas identified on the District Plan web mapping application.</p> <p>46.4.7.3: In the Arcadia Rural Visitor Zone, the construction, relocation or exterior alteration of buildings within the RES1A and 1B Activity Areas.</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> The compatibility of the building density, scale, design and location with landscape, cultural and heritage, and visual amenity values; Landform modification, landscaping and planting; Lighting; Servicing including water supply, fire-fighting, stormwater and wastewater; Natural Hazards; and Design and layout of site access, on-site parking, manoeuvring and traffic generation. 	C
46.4.8	<p>Farm building</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> The relationship of the proposed farm building to farming activity; Landform modification, landscaping and planting; Lighting; Servicing including water supply, fire-fighting, stormwater and wastewater; and Natural Hazards. 	RD
46.4.8A	The construction, relocation or exterior alteration of buildings within the COM, VA1, VA2A, VA2B, VA3A, VA3B, RES2A, RES2B and RES2C Activity Areas of the Arcadia Rural Visitor Zone with Discretion is restricted to:	RD

	<p>(a) Location of the building(s) within the Activity Area, including setbacks from Diamond Lake;</p> <p>(b) Visual effect of built form from outside of the zone;</p> <p>(c) Landform modification, mitigation landscaping and planting;</p> <p>(d) Lighting;</p> <p>(e) Servicing including water supply, fire-fighting, stormwater and wastewater;</p> <p>(f) Natural Hazards; and</p> <p>(g) Design and location of related carparking.</p>	
46.4.9	<p>At Walter Peak within the Water Transport Infrastructure Overlay as identified on the District Plan web mapping application , a jetty or wharf, weather protection features and ancillary infrastructure</p> <p>Discretion is restricted to:</p> <p>a. Effects on natural character;</p> <p>b. Effects on landscape values and amenity values;</p> <p>c. Lighting;</p> <p>d. Effects on public access to and along the lake margin; and</p> <p>e. External appearance, colour and materials.</p>	RD
46.4.10	<p>At Walter Peak within the Water Transport Infrastructure Overlay as identified on the District Plan web mapping application , any building other than those identified in Rule 46.4.8</p>	D
46.4.11	<p>Construction of buildings</p> <p>46.4.11.1: The construction, relocation or exterior alteration of buildings within an area identified on the District Plan web mapping application as a Moderate-High Landscape Sensitivity Area.</p> <p>46.4.11.2: In the Gibbston Valley Rural Visitor Zone, in addition to 46.4.11.1, the construction, relocation or exterior alteration of buildings not within the Developable Areas identified on the District Plan web mapping application, and not within the area covered by Rule 46.4.12.</p>	D
46.4.12	<p>The construction, relocation or exterior alteration of buildings within an area identified on the District Plan web mapping application as a High Landscape Sensitivity Area</p>	NC
46.4.13	<p>Industrial activity</p>	NC
46.4.14	<p>Residential activity except as provided for in Rules 46.4.2, 46.4.3, and 46.4.6, 46.4.7 and 46.4.8A (in respect of RES 2A, 2B and 2C Activity Areas).</p>	NC
46.4.15	<p>Commercial activities, retail or service activities except as provided for in Rules 46.4.2 and 46.4.3 and 46.4.8A (in respect of the COM Activity Area of the Arcadia Rural Visitor Zone only).</p>	NC
46.4.16	<p>Mining</p>	NC
46.4.17	<p>Any other activity not listed in Table 46.4</p>	NC

46.5 Rules - Standards

	Table 46.5 – Standards	Non-compliance status
46.5.1	Building Height	NC
	46.5.1.1: The maximum height of buildings shall be 6m except as provided below.	
	46.5.1.2: Within the Water Transport Infrastructure overlay identified on the District Plan web mapping application the maximum height of buildings shall be 4m.	NC
	46.5.1.3: Within Developable Areas 1 and 3 identified on the District Plan web mapping application in the Gibbston Valley Rural Visitor Zone the maximum height of buildings shall be 7m.	NC
	<p>46.5.1.4: Within the Arcadia Rural Visitor Zone the maximum height of buildings shall be:</p> <p>(a) RES1A and 2A and VA 2B – 8m; (b) RES1B and VA3B – 8m; (c) RES2A and COM – 6.5m; (d) RES2B – 7.25m; (e) VA1 – 8m, except up to 100m² of new development 12m; (f) VA2A and 3A – 8m; (g) Lakeside Recreation – 4.5m.</p>	NC
46.5.2	<p>Building Size</p> <p>The maximum ground floor area of any building shall be 500m².</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> Landscape; Visual amenity values; Nature, scale and external appearance; Density and scale of development; Effects on amenity values and reverse sensitivity effects from the location, nature, scale and intensity of activities undertaken in the building; and Design and layout of site access, on-site parking,

	Table 46.5 – Standards	Non-compliance status
		manoeuvring and traffic generation.
46.5.3	<p>Total Maximum Ground Floor Area in the Zone:</p> <p>46.5.3.1 In the Gibbston Valley Rural Visitor Zone the combined total maximum ground floor area of all buildings within the Zone shall be 500m².</p> <p>46.5.3.2 In the Matakauri Rural Visitor Zone the combined total maximum ground floor area of all buildings within the Zone shall be 1650m².</p> <p>46.5.3.3 In the Maungawera Rural Visitor Zone, the combined total maximum ground floor area of all buildings shall be:</p> <ol style="list-style-type: none"> 500m² in Area A 1,800m² in Area B 1,400m² in Area C 500m² in Area D 500m² in Area E 300m² in Area F 1000m² in Area G <p>as identified on the District Plan web mapping application.</p> <p><u>46.5.3.4 The ground floor area of all buildings within the Arcadia Rural Visitor Zone shall not exceed:</u></p> <ol style="list-style-type: none"> <u>VA1 - 500m² (excluding the existing homestead);</u> <u>VA2A – 1,000m²;</u> <u>VA2B – 1,500m²;</u> <u>VA3A - 1,500m²;</u> <u>VA3B – 1,000m²;</u> <u>COM – 350m²;</u> <u>Lakeside Recreation – 80m².</u> 	<p>Rules 46.5.3.1 and 46.5.3.2: RD</p> <p>Rule 46.5.3.3 <u>and 46.5.3.4</u>: NC</p> <p>For Rules 46.5.3.1 and 46.5.3.2 discretion is restricted to:</p> <ol style="list-style-type: none"> Landscape; Visual amenity values; Nature, scale and external appearance; Density and scale of development; Effects on amenity values and reverse sensitivity effects from the location, nature, scale and intensity of activities undertaken in the building; Natural Hazards; and Design and layout of site access, on-site parking, manoeuvring and traffic generation.
46.5.4	<p>Glare</p> <p>46.5.4.1: All exterior lighting shall be directed downward and away from adjacent sites and public places including roads or waterbodies.</p> <p>46.5.4.2: No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto</p>	NC

	Table 46.5 – Standards	Non-compliance status
	<p>any other site measured at any point inside the boundary of the other site.</p> <p>46.5.4.3: Rule 46.5.4.2 shall not apply to exterior lighting within the Walter Peak Water Transport Infrastructure overlay.</p>	
46.5.5	<p>Setback of buildings from waterbodies</p> <p>46.5.5.1: The minimum setback of any building from the bed of a river, lake or wetland shall be 20m.</p> <p>46.5.5.2: Rule 46.5.5.1 shall not apply to those structures or buildings identified in Rule 46.4.8 located within the Walter Peak Water Transport Infrastructure overlay.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> Indigenous biodiversity values; Visual amenity values; Landscape; Open space and the interaction of the development with the water body; Environmental protection measures (including landscaping and stormwater management); Natural hazards; and Effects on cultural values of manawhenua.
46.5.6	<p>Setback of Buildings</p> <p>46.5.6.1: Buildings shall be set back a minimum of 10 metres from the Zone boundary.</p> <p>46.5.6.2: Rule 46.5.6.1 shall not apply to those structures or buildings identified in Rule 46.4.8 located within the Walter Peak Water Transport Infrastructure overlay.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> Nature and scale; Effects on amenity values and reverse sensitivity effects from the location, nature, scale and intensity of activities undertaken in the building; and Functional need for buildings to be located within the setback.
46.5.7	Commercial Recreational Activity	<p>Rule 46.5.7.1: RD</p> <p>Rule 46.5.7.3: 136 – 200 persons RD</p>

	Table 46.5 – Standards	Non-compliance status
	<p>46.5.7.1: Commercial recreational activity that is undertaken outdoors shall not involve more than 30 persons in any one group.</p> <p>46.5.7.2: Rule 46.5.7.1 shall not apply at Walter Peak or in the Maungawera Rural Visitor Zone.</p> <p>46.5.7.3: In the Maungawera Rural Visitor Zone, commercial recreational activity that is undertaken outdoors shall not involve more than 135 persons within the Zone at any one time.</p>	<p>>200 persons NC For Rules 46.5.7.1 and 46.5.7.3 discretion is restricted to:</p> <ol style="list-style-type: none"> Location, nature, scale and intensity, including cumulative adverse effects and reverse sensitivity effects; Hours of operation; The extent and location of signage; Transport and access; and Noise.
46.5.8	<p>Informal Airports</p> <p>Other than in the case of informal airports for emergency landings, rescues, firefighting and activities ancillary to farming activities, Informal Airports shall not exceed 15 flights per week.</p> <p>Note: For the purposes of this Rule a flight includes two aircraft movements (i.e. an arrival and departure).</p>	D
46.5.9	<p>Building Material and Colours (except for VA1 Activity Area of the Arcadia Rural Visitor Zone)</p> <p>In the Arcadia Rural Visitor Zone, the Gibbston Valley Rural Visitor Zone, the Maungawera Rural Visitor Zone, and the Matakauri Rural Visitor Zone, any building and its alteration, including shipping containers that remain on site for more than six months, are subject to the following:</p> <p>All exterior surfaces* shall be coloured in the range of browns, greens or greys including:</p> <p>46.5.9.1 Pre-painted steel and all roofs shall have a light reflectance value not greater than 20%; and</p> <p>46.5.9.2 All other exterior surface** finishes, except for schist, shall have a light reflectance value of not greater than 30%.</p> <p>* Excludes soffits, windows and skylights (but not glass balustrades).</p> <p>** Includes cladding and built landscaping that cannot be measured by way of light reflectance value but is deemed by the</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> Landscape; Visual amenity values; and External appearance.

	Table 46.5 – Standards	Non-compliance status
	Council to be suitably recessive and have the same effect as achieving a light reflectance value of 30%.	
46.5.9A	<p><u>Building Materials and Colours within the VA1 Activity Area Arcadia Rural Visitor Zone</u></p> <p><u>Colours shall reflect the historic homestead qualities of this area. Walls shall be clad in timber, preferably in weatherboard. Timber may be left to weather or be stained/painted.</u></p>	NC
46.5.9B	<p><u>Roofs within the Arcadia Rural Visitor Zone</u></p> <p>(a) <u>In RES 1A and 1B, VA 2A, 3A, 3B and COM Activity Areas:</u></p> <ul style="list-style-type: none"> i. <u>Roofs shall be of slate tiles, natural cedar shakes, or iron (corrugated or tray steel);</u> ii. <u>All roofs shall be dark grey or dark green in colour;</u> iii. <u>All roofs shall have a minimum pitch of 30 degrees and shall be gable and ridge form;</u> iv. <u>Flat roofs are permitted, but only as joins between gable elements, and may not exceed 20% of the total roof area.</u> <p>(b) <u>In RES 2A, B and C Activity Areas:</u></p> <ul style="list-style-type: none"> i. <u>Roofs shall be of slate tiles, natural cedar shakes, or iron (corrugated or tray steel);</u> ii. <u>All roofs shall be dark grey or dark green in colour;</u> iii. <u>Where flat roofs occur all “butynol” or similar products used shall be in a black finish.</u> <p>(c) <u>In VA1 Activity Area:</u></p> <ul style="list-style-type: none"> i. <u>Roofs shall be of slate tiles, natural cedar shakes, or iron (corrugated or tray steel);</u> ii. <u>All roofs shall be dark grey or dark green in colour;</u> iii. <u>All roofs shall have a minimum pitch of 30 degrees and shall be gable and ridge form.</u> 	NC

	Table 46.5 – Standards	Non-compliance status
46.5.9C	<p><u>Roading within the Arcadia Rural Visitor Zone</u></p> <p>(a) <u>All roading and car parking shall be gravel or chip seal with swale edging.</u></p> <p>(b) <u>Kerb and channel is not permitted;</u></p> <p>(c) <u>Roading and driveways shall be shared where possible to order to limit the extent of roading required;</u></p> <p>(d) <u>Carriageway width shall be kept to a minimum Council standard in order to retain rural amenity.</u></p>	NC
46.5.9D	<p><u>Fencing within the Arcadia Rural Visitor Zone (except OS Activity Area):</u></p> <p>(a) <u>All boundary fencing, if required, shall be standard post and wire.</u></p> <p>(b) <u>Courtyard walls to 1.8 metres in height are permitted but must be to match the VA building(s) materials.</u></p> <p>(c) <u>Fencing in timber post and rail is permitted , but shall not exceed 1m in height.</u></p>	NC
46.5.9E	<p><u>Open Space (OS Activity Area) Arcadia Rural Visitor Zone</u></p> <p><u>The OS Activity Area of the Arcadia Rural Visitor Zone shall be managed as follows:</u></p> <p>(a) <u>Buildings are prohibited;</u></p> <p>(b) <u>Fencing, other than post and wire and not exceeding 1.2m above ground level (or higher only in the case of deer fencing) shall be prohibited;</u></p> <p>(c) <u>Any planting, with the exception of pastoral grasses for grazing or grass production or native planting to the west of RES2A, 2B and 2C, is prohibited;</u></p> <p>(d) <u>Roading, except for:</u></p> <ol style="list-style-type: none"> i. <u>The provision of access from Glenorchy-Paradise Road to the RES 2A Activity Area;</u> ii. <u>From the western boundary of the zone to the RES1A, 1B and VA2A Activity Areas;</u> iii. <u>For the provision of a road that will link the western RES and VA Activity Areas with the Eastern RES and VA Activity Areas. This road shall be set back at least 250 metres from the northern boundary of the zone and 250m from the southern boundary of the zone. The road must be placed within a contour in order to minimise visibility from the Glenorchy-Paradise Road and Diamond Lake. All</u> 	PR

	Table 46.5 – Standards	Non-compliance status
	roading within the OS Activity Area shall be gravel or chip seal with swale edging. Kerb and channel is prohibited.	
46.5.10	<p>Building separation and planting plan - Matakauri Rural Visitor Zone</p> <p>46.5.10.1 All buildings in the Matakauri Rural Visitor Zone shall be separated by a minimum of 10m from other buildings within that Zone.</p> <p>46.5.10.2 The separation space required by Rule 46.5.10.1 shall be planted and maintained with indigenous plant species in accordance with the planting plan required by Rule 46.5.10.3.</p> <p>46.5.10.3 A planting plan detailing species type, numbers, location, planting schedule and maintenance for the separation space required by Rule 46.5.10.1, for the purpose of mitigating the visual effects of the building(s) and to integrate the building(s) into the surrounding environment, shall be prepared and provided to the Council as part of the documentation supporting a resource consent application for any building.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> Nature and scale; Functional need for the building(s) to be located within the separation setback; Landscape and visual amenity effects; and Indigenous planting plan.
46.5.11	<p>Resta Road intersection – Gibbston Valley Rural Visitor Zone</p> <p>In the Gibbston Valley Rural Visitor Zone, commercial recreational activities and commercial use of buildings, including for visitor accommodation or commercial recreational activities, shall not commence until the intersection of Resta Road and State Highway 6 meets the requirements of Figure 46.1.</p>	NC
46.5.12	<p>Visitor accommodation capacity in the Maungawera Rural Visitor Zone</p> <p>In the Maungawera Rural Visitor Zone, the configuration of visitor accommodation units shall be such that the maximum number of overnight guests that can be accommodated within the Zone is 50.</p>	<p>51 – 75 guests per night: RD</p> <p>>75 guests per night: NC</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> Location, nature, scale and intensity, including cumulative adverse effects and reverse sensitivity effects; Hours of operation; The extent and location of signage;

	Table 46.5 – Standards	Non-compliance status
		d. Transport and access; and e. Noise
46.5.13	Northern boundary shelterbelt - Maungawera Rural Visitor Zone In the Maungawera Rural Visitor Zone, no visitor accommodation or commercial recreational activities shall be undertaken, no informal airport shall operate, and no buildings shall be constructed, relocated or have exterior alterations, unless a shelterbelt is maintained along the northern boundary of the Zone.	NC

46.6 Non-Notification of Applications

Any application for resource consent for controlled or restricted discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified, with the exception of the following:

- a. **Rule 46.4.9 Water Transport Infrastructure at Walter Peak.**
- b. **Rule 46.5.5 setback of buildings from waterbodies.**
- c. **Rule 46.5.6 setback of buildings from the Zone boundary.**
- d. **Rule 46.5.7 commercial recreational activities.**

46.7 Structure Plan – Arcadia Rural Visitor Zone

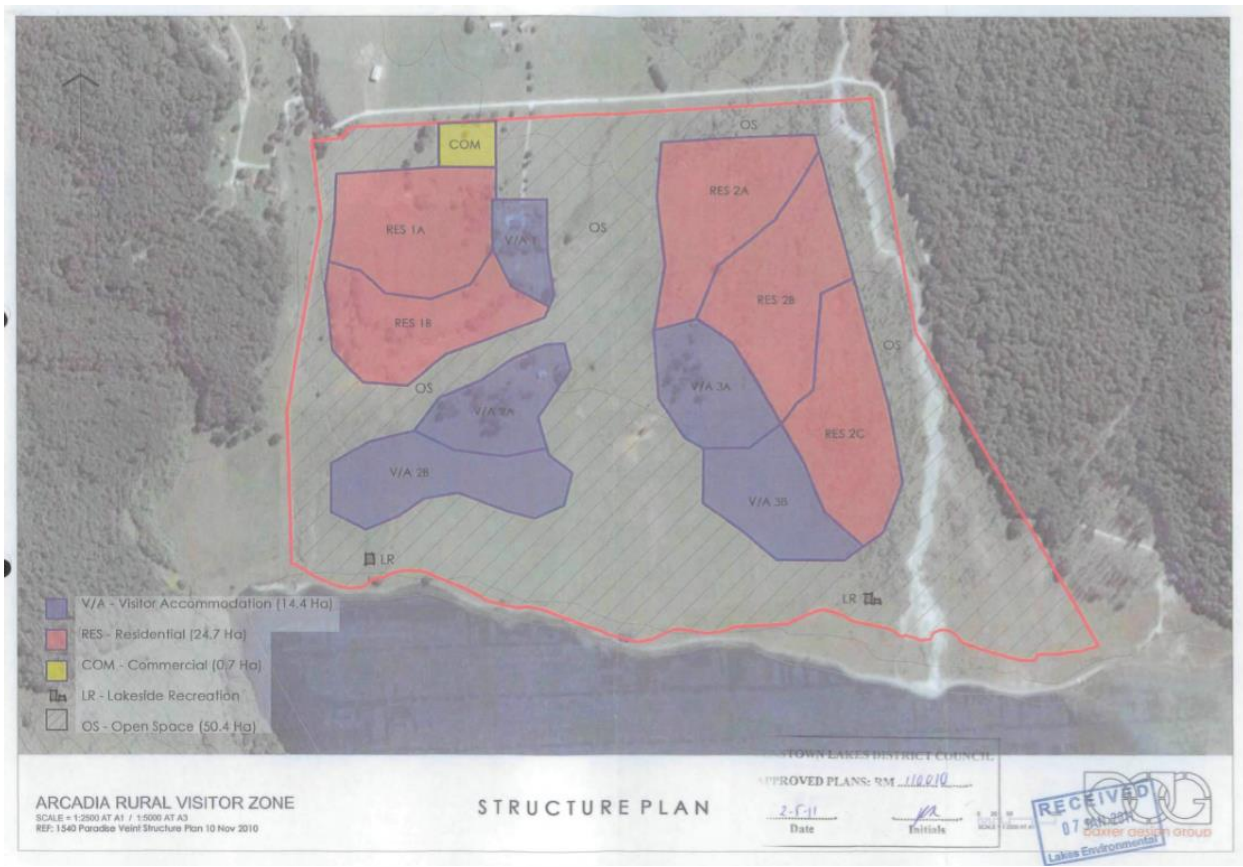
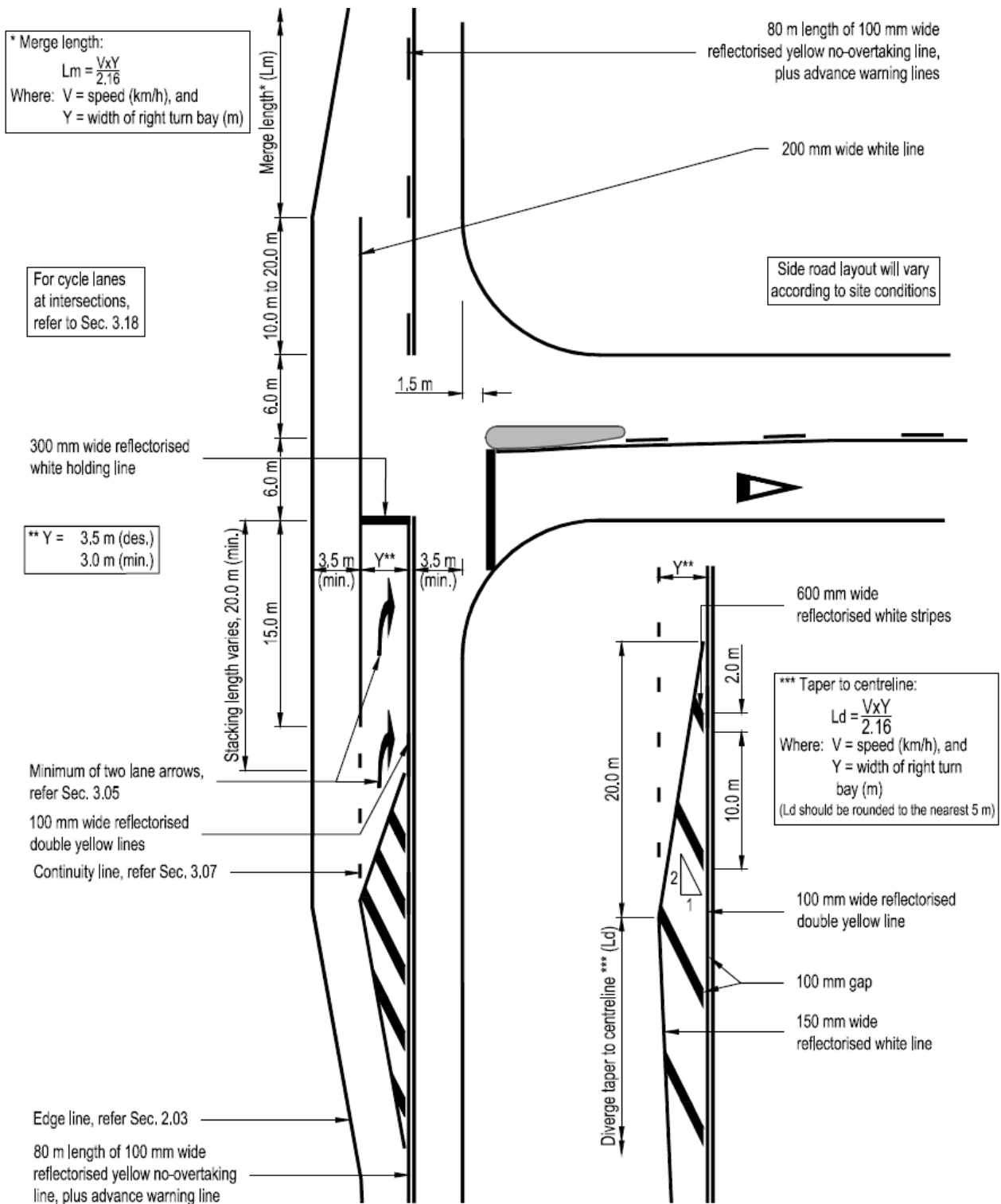


Figure 46.1



MARKINGS FOR RIGHT TURN BAYS IN RURAL AREAS

FIGURE 3.25

