

APPENDIX E

RELEVANT STRATEGIC OBJECTIVES AND POLICIES TO REZONING SUBMISSIONS

1. The answer to the question in paragraph 7 of Minute 35 depends on whether the site is located in an ONF/L (Rural Zone and Rural Lifestyle Zone) or the RCL (Rural Zone only).
2. Chapter 4 is not considered to be engaged, provided that the RVZ that is being pursued does not constitute 'urban development'. Some submitters seek site specific changes to the notified RVZ and if those changes constitute 'urban development', Chapter 4 becomes relevant.
3. Heritage (SP 3.3.16) and Natural Environment (SO 3.2.4 and 3.2.4.1 to 3.2.4.7 and SPs 3.3.17 to 3.3.19, 3.3.28) are applicable as relevant.
4. **Rural Zone (RZ) to RVZ**
 - (a) Both ONF/ONL and RCL: SO 3.2.1, 3.2.1.1, 3.2.1.6, 3.2.1.7, 3.2.1.8, 3.2.5.1A, 3.2.6, SP 3.3.1A.
 - (b) ONF/ONL only: SOs 3.2.5xx, 3.2.5xxx, SP 3.3.30. RCL only 3.2.5.2, 3.2.5.iv.
 - (c) Policy 6.3.1.3 (in terms of implementation of any future RVZ).
 - (d) Policy 6.3.2 and Policies 6.3.2.1 to 6.3.2.8.
 - (e) ONF/ONL only: Policy 6.3.3 and Policies 6.3.3.1 to 6.3.3.5.
 - (f) RCL only: Policy 6.3.4 and Policies 6.3.4.1 to 6.3.4.5, and 6.3.4.9.
 - (i) Policy 6.3.4.7 if in the Wakatipu Basin RCL
 - (ii) Policy 6.3.4.8 if in the Upper Clutha Basin RCL
 - (g) Policies 6.3.5 and 6.3.5.1 to 6.3.5.4 as relevant.
5. **Rural Lifestyle Zone (RLZ) to RVZ**
 - (a) SO 3.2.1, 3.2.1.1, 3.2.1.6, 3.2.1.7, 3.2.1.8, 3.3.1A and SP 3.3.22
 - (b) ONF/ONL only: 3.2.5xxx, 3.2.51A
 - (c) Policies 6.3.1.3, 6.3.2 and 6.3.2.1 to 6.3.2.8.
6. **Wakatipu Basin Rural Amenity Zone (WBRAZ) to RVZ**
 - (a) SO 3.2.1, 3.2.1.1, 3.2.1.6, 3.2.1.7, 3.2.1.8, 3.2.6 and 3.3.1A.
 - (b) Policy 6.3.1.4.

Full text of the relevant provisions is provided in the table below.

Chapter 3 Strategic Direction (Interim Decision 2.2, in clean text)

Number	Text	Zone(s) applicable to
SO 3.2.1	The development of a prosperous, resilient and equitable economy in the District (addresses Issue 1)	RZ RLZ WBRAZ
SO 3.2.1.1	The significant socioeconomic benefits of well designed and appropriately located visitor industry places, facilities and services are realised across the District.	RZ RLZ WBRAZ

SO 3.2.1.6	Diversification of the District's economic base and creation of employment opportunities through the development of innovative and sustainable enterprises.	RZ RLZ WBRAZ
SO 3.2.1.8	Diversification of land use in rural areas beyond traditional activities, including farming is enabled provided that: <ul style="list-style-type: none"> a. the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected; b. the landscape character of Rural Character Landscapes is maintained and their visual amenity values are maintained or enhanced; and c. significant nature conservation values and Ngai Tahu values, interests and customary resources, are maintained. 	RZ RLZ WBRAZ
SO 3.2.5	The retention of the District's distinctive landscapes. (addresses Issues 2 and 4)	RZ RLZ WBRAZ
SO 3.2.5.xx	Within the Rural Zone, new subdivision, use and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless: <ul style="list-style-type: none"> a. where the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are specified in Schedule 21.22, those values are protected; b. where the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are not specified in Schedule 21.22, the values identified according to SP [x.x.x.y] [the intended new SP on assessment methodology] are protected. 	RZ – ONL/ONF
SO 3.2.5.xxx	In locations other than in the Rural Zone, the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected from inappropriate subdivision, use and development.	RZ ¹ RLZ – ONL/ONF
SO 3.2.5.1A	In each Exception Zone located within Outstanding Natural Features and Outstanding Natural Landscapes, any application for subdivision, use and development is provided for: <ul style="list-style-type: none"> a. to the extent anticipated by that Exception Zone; and 	RZ ² RLZ – ONL/ONF

1 Relevant at plan making stage as it is what the new Rural Visitor Zone will need to achieve.
2 Relevant at plan making stage as it is what the new Rural Visitor Zone will need to achieve.

	<p>b. on the basis that any additional subdivision, use and development not provided for by that Exception Zone protects landscape values.</p>	
SO 3.2.5.2	<p>Within Rural Character Landscapes, adverse effects on landscape character and visual amenity values from subdivision or development are anticipated and effectively managed, through policies and rules, so that:</p> <ul style="list-style-type: none"> a. landscape character is maintained; and b. visual amenity values are maintained or enhanced. 	RZ - RCL
SO 3.2.5.iv	<p>In Rural Character Landscapes, new subdivision, use and development in proximity to any Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Feature or Landscape.</p>	RZ - RCL
SO 3.2.5.v	<p>In Rural Character Landscapes of the Upper Clutha Basin:</p> <ul style="list-style-type: none"> a. where the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are specified in Schedule 21.22, those values are protected; b. where the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are not specified in Schedule 21.22, the values identified according to SP [x.x.x.y] [the intended new SP on assessment methodology] are protected. 	RZ - RCL Upper Clutha
SO 3.2.6	<p>The District's residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety. (addresses Issues 1 and 6)</p>	RZ RLZ WBRAZ
SP 3.3.1A	<p>In Rural areas, provide for commercial recreation and tourism related activities that enable people to access and appreciate the district's landscapes provided that those activities are located and designed and are of a nature that:</p> <ul style="list-style-type: none"> a. protects the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; and b. maintains the landscape character and maintains or enhances the visual amenity values of Rural Character Landscapes. 	RZ RLZ WBRAZ

Chapter 6 Landscape and Rural Character (Interim Decision 2.2, in clean text)

Number	Text	Zone(s) applicable to
6.3.1.3	Provide a separate regulatory regime for the Gibbston Valley (identified as the Gibbston Character Zone), Rural Residential Zone, Rural Lifestyle Zone, Resort Zones and the Special Zones within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply unless otherwise stated. (3.2.1.1, 3.2.1.7, 3.2.1.8, 3.2.5.1A, 3.2.5.2B, 3.3.20 -24, 3.3.32).	RLZ
6.3.1.4	Provide a separate regulatory regime for the Wakatipu Basin Rural Amenity Zone, within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply.	WBRAZ
6.3.2	Managing Activities in the Rural Zone, the Gibbston Character Zone, the Rural Residential Zone and the Rural Lifestyle Zone	RZ RLZ
6.3.2.1	Avoid urban development and subdivision to urban densities in the rural zones. (3.2.2.1, 3.2.5.1, 3.2.5.2, 3.3.13-15, 3.3.30, 3.3.32A).	RZ RLZ
6.3.2.7	Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes in proximity to an Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Outstanding Natural Feature or Outstanding Natural Landscape.	RZ
6.3.3	Managing Activities on Outstanding Natural Features and in Outstanding Natural Landscapes	RZ – ONL/ONF
6.3.3.1	Recognise that subdivision and development is inappropriate on Outstanding Natural Features and in Outstanding Natural Landscapes unless: <ul style="list-style-type: none"> a. landscape values are protected; and b. in the case of any subsequent subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question. 	RZ – ONL/ONF

6.3.3.2	Ensure that the protection of Outstanding Natural Features and Outstanding Natural Landscapes includes recognition of any values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to tangata whenua, including tōpuni and wahi tūpuna. (3.2.3.1, 3.2.5.1A, B, 3.2.7.1, 3.3.16, 3.3.30, 3.3.33 - 35, Chapter 5).	RZ – ONL/ONF
6.3.3.5	Maintain the open landscape character of Outstanding Natural Features and Outstanding Natural Landscapes where it is open at present.	RZ – ONL/ONF
6.3.4	Managing Activities in Rural Character Landscapes	RZ – RCL
6.3.4.1	Recognise that subdivision and development is unsuitable in many locations in Rural Character Landscapes and successful applications will need to be, on balance, consistent with the objectives and policies of the Plan. (3.2.1.1, 3.2.1.7, 3.2.5.2A, B, 3.3.20- 24, 3.3.32A).	RZ - RCL
6.3.4.4	Have particular regard to the potential adverse effects on landscape character and visual amenity values where further subdivision and development would constitute sprawl along roads. (3.2.1.1, 3.2.1.7, 3.2.5.2A, B, 3.3.1 A-C, 3.3.24-25, 3.3.32A).	RZ – RCL
6.3.4.5	Ensure incremental changes from subdivision and development do not degrade landscape quality or character, or important views as a result of activities associated with mitigation of the visual effects of proposed development such as screen planting, mounding and earthworks. (3.2.1.1, 3.2.1.8, 3.2.5.2A, B, 3.3.1 A-C, 3.3.24, 3.3.32A).	RZ – RCL
6.3.4.6	Avoid adverse effects on visual amenity from subdivision, use and development that: <ul style="list-style-type: none"> a. is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or b. forms the foreground for an Outstanding Natural Landscape or Outstanding Natural Feature when viewed from public roads. (3.2.1.1, 3.2.1.8, 3.2.5.1A, B, 3.2.5.2A, B, 3.3.20-21, 3.3.24-25, 3.3.30, 3.3.32). 	RZ – RCL
6.3.4.7	In the Wakatipu Basin, avoid planting and screening, particularly along roads and boundaries that would degrade openness where	RZ – RCL Wakatipu Basin (i.e. Rural Zone and RCL land at Coneburn and Morven Ferry area)

	such openness is an important part of its landscape quality or character.	
6.3.4.8	In the upper Clutha Basin, subdivision and development maintains open landscape character where that is the existing character of the Rural Character Landscape. (3.2.1.1, 3.2.1.8, 3.2.5.2A, B, 3.3.1A-C, 3.3.20, 3.3.24-26, 3.3.32A).	RZ – RCL Upper Clutha Basin
6.3.4.9	Encourage development to utilise shared accesses and infrastructure, and to locate within the parts of the site where it will minimise disruption to natural landforms and to rural character. (3.2.1.1, 3.2.1.8, 3.3.1A-C, 3.3.24, 3.3.32).	RZ – RCL