

Appendix A Relief Sought

Provision (PDP decision version)	Reason for appeal	Relief sought
Chapter 3 Strategic Direction		
3.2.1.8 Diversification of land use in rural areas beyond traditional activities, including farming, provided that the character of rural landscapes, significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained. (also elaborates on S.O.3.2.5 following)	The Objective fails to recognise and provide for tourism activities in the rural zone. Maintaining character of rural landscapes and is contrary to maintaining and enhancing nature conservation values.	Amend Objective 3.2.1.8 as follows: 3.2.1.8 Diversification of land use in rural areas beyond traditional activities, including farming, provided that the character of rural landscapes, significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained. (also elaborates on S.O.3.2.5 following)
Policy 3.2.4.3 The natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved or enhanced.	In some instances this is not possible to achieve if read as a bottom line, e.g. the provision of wharves for public access	Amend policy 3.2.4.3 as follows: The natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved or enhanced <u>where possible, and otherwise protected from inappropriate development.</u>
Strategic objective 3.2.5.2 The rural character and visual amenity values in identified Rural Character Landscapes are maintained or enhanced by	The objective should be amended to ensure appropriate development in rural landscapes in enabled	Amend strategic objective 3.2.5.2 as follows: 3.2.5.2 The rural character and visual amenity values in identified Rural Character Landscapes are maintained or

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directing new subdivision, use or development to occur in those areas that have the potential to absorb change without materially detracting from those values.		enhanced by <u>managing directing</u> new subdivision, use or development <u>or directing new subdivision, use or development</u> to occur in those areas that have the potential to absorb change without materially detracting from those values.
3.3.1 Make provision for the visitor industry to maintain and enhance attractions, facilities and services within the Queenstown and Wanaka town centre areas and elsewhere within the District's urban areas and settlements at locations where this is consistent with objectives and policies for the relevant zone. (relevant to S.O. 3.2.1.1 and 3.2.1.2)	<p>The panel introduced this new strategic policy into the PDP. The policy should be elevated to an objective, with more specific polices provided to ensure visitor activities are sufficiently provided for.</p> <p>14 The policy is focused on urban areas and should capture all of the district (namely the rural environment)</p>	<p>Amend policy 3.3.1 to include it as a strategic objective, and; Amend policy 3.3.1 as follows:</p> <p>3.3.1 Make provision for the visitor industry to maintain, <u>and enhance, upgrade and expand</u> attractions, facilities and services, <u>including supporting infrastructure</u> within the Queenstown and Wanaka town centre areas and elsewhere within the District's urban areas and settlements at locations where this is consistent with objectives and policies for the relevant zone. (relevant to S.O. 3.2.1.1)</p>
New objective 3.3.x	<p>The PDP needs to have a strong objective providing for the benefits of tourism activities and development to "compete" against the overwhelming protectionist provisions in the district plan, especially in respect of:</p> <ul style="list-style-type: none"> • resource consents (so that part 2 can apply on a case by case basis) • future plan changes/variations • writing polices and rules in other chapters (e.g. being the most appropriate method to implementing 	<p>Insert new strategic objective:</p> <p><u>The local, regional and national importance of the district's visitor industry is recognised and provided for by protecting established visitor attractions and facilitating appropriate growth in the industry</u></p>

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New policy 3.3.1.2	Previous policies recognising the growth in visitor industry and attractions as a social and cultural benefit to the District have been deleted. These are sought to be reinstated	Add new policy 3.3.1.2 <u>Promote growth in the visitor industry and encourage investment in lifting the scope and quality of attractions, facilities and services across the district</u>
New Strategic policy 3.3.x	The following policy is not currently provided for in the PDP, despite its strategic importance to the District.	Insert new strategic policy: <u>Provide a planning framework that protects established visitor attractions.</u>
New Strategic policy 3.3.x	The following policy is not currently provided for in the PDP, despite its strategic importance to the District.	Insert new strategic policy: <u>Provide a planning framework that protects established transport activities and services.</u>
Strategic policy 3.3.20 Enable continuation of existing farming activities and evolving forms of agricultural land use in rural areas except where those activities conflict with significant nature conservation values or degrade the existing character of rural landscapes. (relevant to S.O. 3.2.1.7, 3.2.5.1 and 3.2.5.2)	The Policy is onerous and should include existing tourism and transportation activities.	Amend policy 3.3.20 as follows: Enable continuation of existing farming, <u>tourism and transport activities</u> and evolving forms of agricultural land use in rural areas except where those activities conflict with significant nature conservation values or degrade the existing character of rural landscapes. (relevant to S.O. 3.2.1.7, 3.2.5.1 and 3.2.5.2)

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<p>Strategic policy 3.3.21</p> <p>Recognise that commercial recreation and tourism related activities seeking to locate within the Rural Zone may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance landscape quality, character and visual amenity values. (relevant to S.O. 3.2.1.1, 3.2.1.8, 3.2.5.1 and 3.2.5.2)</p>	<p>Policy should simply provide for commercial recreation and tourism related activities.</p>	<p>Amend policy 3.3.21 as follows</p> <p>3.3.21 Recognise that <u>Facilitate</u> commercial recreation and tourism related activities seeking to locate within the Rural Zone may be appropriate where these activities enhance the appreciation of landscapes, and on the basis they would protect, maintain or enhance landscape quality, character and visual amenity values. (relevant to S.O. 3.2.1.1, 3.2.1.8, 3.2.5.1 and 3.2.5.2)</p>
<p>Strategic policy</p> <p>3.3.25 Provide for non-residential development with a functional need to locate in the rural environment, including regionally significant infrastructure where applicable, through a planning framework that recognises its locational constraints, while ensuring maintenance and enhancement of the rural environment. (relevant to S.O. 3.2.1.8, 3.2.1.9 3.2.5.1 and 3.2.5.2)</p>	<p>The inclusionary statement is unnecessary</p>	<p>Amend policy 3.3.25 as follows:</p> <p>3.3.25 Provide for non-residential development with a functional need to locate in the rural environment, including regionally significant infrastructure where applicable, through a planning framework that recognises its locational constraints, while ensuring maintenance and enhancement of the rural environment. (relevant to S.O. 3.2.1.8, 3.2.1.9 3.2.5.1 and 3.2.5.2)</p>

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<p>Strategic policy 3.3.32</p> <p>Only allow further land use change in areas of the Rural Character Landscapes able to absorb that change and limit the extent of any change so that landscape character and visual amenity values are not materially degraded. (relevant to S.O. 3.2.19 and 3.2.5.2)</p>	<p>The policy will inhibit appropriate development.</p>	<p>3.3.32 Only aAllow further land use change in areas of the Rural Character Landscapes able to absorb that change and limit the extent of any change so that landscape character and visual amenity values are not materially degraded. (relevant to S.O. 3.2.19 and 3.2.5.2)</p>
Chapter 6 Landscapes		
<p>Policy 6.3.14</p> <p>Recognise that large parts of the District's Outstanding Natural Landscapes include working farms and accept that viable farming involves activities that may modify the landscape, providing the quality and character of the Outstanding Natural Landscape is not adversely affected. (3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.5.1, 3.3.20, 3.3.30).</p>	<p>Amend the policy to remove a primacy for farming activities</p>	<p>Amend policy 6.3.14 as follows:</p> <p>6.3.14 Recognise that large parts of the District's Outstanding Natural Landscapes include working farms and accept that viable farming involves activities that may modify the landscape, providing the quality and <u>overall</u> character of the Outstanding Natural Landscape is not <u>materially degraded</u> adversely affected. (3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.5.1, 3.3.20, 3.3.30).</p>
<p>Policy 6.3.19</p> <p>Recognise that subdivision and development is unsuitable in many locations in Rural Character Landscapes and successful</p>	<p>The standard for development in amenity landscapes is not consistent with section 7 of the Act</p>	<p>Delete policy 6.3.19</p>

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<p>applications will need to be, on balance, consistent with the objectives and policies of the Plan. (3.2.1.1, 3.2.1.7, 3.2.5.2, 3.3.20-24, 3.3.32).</p>		
<p>Policy 6.3.23</p> <p>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, 3.2.5.2, 3.3.21, 3.3.24, 3.3.32).</p>	<p>Ensure a consistent policy approach with the legislative standard of section 6</p>	<p>Amend policy 6.3.23 as follows:</p> <p>6.3.23 Ensure incremental changes from subdivision and development do not <u>significantly</u> 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, 3.2.5.2, 3.3.21, 3.3.24, 3.3.32).</p>
<p>Policy 6.3.26</p> <p>Avoid adverse effects on visual amenity from subdivision, use and development that:</p> <p>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</p> <p>b. forms the foreground for an Outstanding Natural Landscape or Outstanding Natural Feature when viewed from</p>	<p>Ensure a consistent policy approach with the legislative standard of section 6</p>	<p>Delete policy 6.3.26</p>

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public roads. (3.2.1.1, 3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.20-21, 3.3.24-25, 3.3.30, 3.3.32).		
15 Chapter 21 Rural		
<p>21.2.12 Objective</p> <p>The natural character of lakes and rivers and their margins is protected, maintained or enhanced, while providing for appropriate activities on the surface of lakes and rivers, including recreation, commercial recreation and public transport.</p>	<p>Amend the objective to recognise that appropriate structures will in some instances not achieve maintenance and enhancement</p>	<p>Amend objective 21.2.12 as follows:</p> <p>Objective - The natural character of lakes and rivers and their margins is protected from <u>inappropriate development</u>, maintained or enhanced, while providing for appropriate activities on the surface of lakes and rivers, including recreation, commercial recreation and public transport <u>and associated infrastructure</u>.</p>
<p>21.2.1 Objective</p> <p>A range of land uses, including farming and established activities, are enabled while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.</p>	<p>Objective does not sufficiently recognise tourism activity as established. The second (protectionist) part of this objective could be deleted as it is not necessary</p>	<p>Amend objective 21.2.1 as follows:</p> <p>A range of land uses, including farming, <u>tourism activity</u>, and established activities, are enabled while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.</p>

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<p>Policy 21.2.1.1</p> <p>Enable farming activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins</p>	<p>Policy does not sufficiently recognise tourism activity as established. The second (protectionist) part of this objective could be deleted as it is not necessary</p>	<p>Amend policy 21.2.1.1 as follows:</p> <p>Enable farming <u>and tourism</u> activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.</p>
<p>Policy 21.2.4.2</p> <p>Control the location and type of non-farming activities in the Rural Zone, so as to minimise conflict between permitted and established activities and those that may not be compatible with such activities.</p>	<p>Existing activities extend beyond farming and which require reverse sensitivity protection</p>	<p>Amend policy 21.2.4.2 as follows:</p> <p>Control the location and type of <u>new activities</u> non-farming activities in the Rural Zone, so as to minimise conflict between permitted and established activities and those that may not be compatible with such activities.</p>
<p>Objective and policy suite 21.2.9</p>	<p>Enable tourism and recreation growth within the Rural Zone</p>	<p>Amend objective and policy suite as follows:</p> <p>21.2.9 Provision for diversification of farming and other rural activities <u>that have a functional need for location within the rural land resource</u> protect landscape and natural resource values and maintains the character of rural landscapes.</p> <p>21.2.9.2 Ensure that revenue producing activities utilise natural and physical resources (including existing buildings) in a way</p>

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		<p>that maintains and enhances landscape quality, character, rural amenity, and natural resources</p> <p>21.2.9.3 Provide for the establishment <u>and operation</u> of activities such as tourism, commercial recreation or visitor accommodation located within the <u>Rural Zone, particularly farms</u> where these enable landscape values and indigenous biodiversity to be sustained in the longer term.</p>
<p>Policy 21.2.1.11</p> <p>Provide for the establishment of commercial, retail and industrial activities only where these would protect, maintain or enhance rural character, amenity values and landscape values.</p>		<p>Amend Policy 21.2.1.11 as follows:</p> <p>Provide for the establishment of commercial, retail and industrial activities only where these would protect, maintain or enhance rural character, amenity values and landscape values.</p>
<p>Policy 21.2.1.15</p> <p>Ensure traffic from new commercial activities does not diminish rural amenity or affect the safe and efficient operation of the roading and trail network, or access to public places.</p>		<p>Amend policy 21.2.1.15 as follows:</p> <p>Ensure traffic from new commercial activities does not <u>have inappropriate adverse effects on</u> diminish rural amenity or affect the safe and efficient operation of the roading and trail network, or access to public places.</p>
<p>Rule 21.9.1</p> <p>Commercial recreational activities must be undertaken on land, outdoors and must not involve more than 12 persons in any one group.</p>	<p>Permitted standard has been increased to 12 people however as sought in the original submission, 15 pax is consistent with the Otago CMS and the operational capacity of a number of existing water craft</p>	<p>Increase the permitted standard to 15 persons</p>

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Assessment Matters 21.21	Assessment matters unfairly tip the balance towards landscape protection and they are not most appropriate methods for implementing the objectives	Delete assessment matters 21.21 or otherwise amend to reflect higher order provisions
Chapter 28 Natural Hazards		
<p>Objective 28.3.2</p> <p>Development on land subject to natural hazards only occurs where the risks to the community and the built environment are appropriately managed.</p>	Amend to reflect the legislative standard of Section 6(h)	<p>Amend Objective 28.3.2 as follows:</p> <p>Development on land subject to <u>significant risks from</u> natural hazards only occurs where the risks to the community and the built environment are appropriately managed.</p>
<p>Policy 28.3.2.3</p> <p>Ensure all proposals to subdivide or develop land that is subject to natural hazard risk provide an assessment that meets the following information requirements, ensuring that the level of detail of the assessment is commensurate with the level of natural hazard risk:</p> <p>a. the likelihood of the natural hazard event occurring over no less than a 100 year period;</p> <p>b. the type and scale of the natural hazard and the effects of a</p>	Amend the policy to recognise a lack of data available, and locational and other constraints for some remote areas.	<p>Amend Policy 28.3.2.3 as follows:</p> <p>Ensure all proposals to subdivide or develop land that is subject to <u>significant</u> natural hazard risk <u>identified on District Plan Maps</u> provide an assessment that meets the following information requirements, ensuring that the level of detail of the assessment is commensurate with the level of natural hazard risk: is assessed in terms of:</p> <p>a. the likelihood of the natural hazard event occurring over no less than a 100 year period;</p>

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<p>natural hazard on the subject land;</p> <p>c. the effects of climate change on the frequency and scale of the natural hazard;</p> <p>d. the vulnerability of the activity in relation to the natural hazard;</p> <p>e. the potential for the activity to exacerbate the natural hazard risk both within and beyond the subject land;</p> <p>f. the potential for any structures on the subject land to be relocated;</p> <p>g. the location, design and construction of buildings and structures to mitigate the effects of natural hazards, such as the raising of floor levels;</p> <p>h. management techniques that avoid or manage natural hazard risk to a tolerable level, including with respect to ingress and egress of both residents and emergency services during a natural hazard event.</p>		<p>b. the type and scale of the natural hazard and the effects of a natural hazard on the subject land;</p> <p>c. the effects of climate change on the frequency and scale of the natural hazard;</p> <p>d. the vulnerability of the activity in relation to the natural hazard;</p> <p>e. the potential for the activity to exacerbate the natural hazard risk both within and beyond the subject land;</p> <p>f. the potential for any structures on the subject land to be relocated;</p> <p>g. the location, design and construction of buildings and structures to mitigate the effects of natural hazards, such as the raising of floor levels;</p> <p>h. management techniques that avoid or manage natural hazard risk to a tolerable level, including with respect to ingress and egress of both residents and emergency services during a natural hazard event.</p>

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Chapter 35 Temporary Activities		
Policy 35.2.1.2 Permit small and medium-scale events during daytime hours, subject to controls on event duration, frequency and hours of operation.	Delete the restriction of day time hours, and otherwise permit such events in remote locations where adverse effects are unlikely, such as Walter Peak	Amend Policy 35.1.2 as follows: Permit small and medium-scale events during daytime hours, subject to controls on event duration, frequency and hours of operation.
Policy 35.2.1.7 Recognise that noise is an anticipated component of temporary events and filming, while protecting residential amenity from undue noise during night-time hours.	Ensure that the policy is only applicable in residential areas given these activities are common in other areas such as rural visitor zones	Amend Policy 35.2.1.7 as follows: Recognise that noise is an anticipated component of temporary events and filming, while protecting residential amenity <u>in established residential zones</u> from undue noise during night-time hours.
Rule 35.4.12 Temporary Storage Any temporary storage or stacking of goods or materials, other than for farming purposes, that does not remain on the site for longer than 3 months and does not exceed 50m ² in gross floor area.	This rule could inhibit appropriate activities such as storage of goods in the off season on ski fields, or stacking firewood	Define temporary storage or otherwise delete this rule as unclear what this policy would extend to

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<p>Policies 35.2.5.1</p> <p>Permit temporary storage related to farming activity.</p>	<p>The policy should be amended to recognise the importance of tourism, transport, and associated activities</p>	<p>Amend Policies 35.2.5.1 as follows</p> <p>Permit temporary storage related to farming activity, <u>transport, tourism, and visitor accommodation activities.</u></p>
<p>Policy 35.2.5.2</p> <p>Ensure temporary storage not required for farming purposes is of short duration and size to protect the visual amenity values of the area in which it is located.</p>	<p>The policy should be amended to recognise the importance of tourism, transport, and associated activities</p>	<p>Amend Policy 35.2.5.2 as follows:</p> <p>Ensure temporary storage not required for farming <u>transport, tourism, and visitor accommodation activities.</u> purposes is of short duration and size to protect the visual amenity values of the area in which it is located.</p>