

## 21 Rural

*This table identifies provisions subject to and consequentially affected by appeals:*

Provision Subject To Appeal (identified in red text in the relevant chapter/s)	Appellant Court Number	Consequentially Affected Provisions
<b>Section 21.1</b>	<p><del>Upper Clutha Environmental Society Incorporated</del> <del>ENV-2018-CHC-56</del> Environment Court decision issued</p> <p><del>Cardrona Alpine Resort Limited</del> <del>ENV-2018-CHC-117</del> Resolved by the Environment Court</p> <p><del>Royal Forest and Bird Protection Society of New Zealand</del> <del>ENV-2018-CHC-133</del> Resolved by the Environment Court</p> <p><del>Transpower New Zealand Limited</del> <del>ENV-2018-CHC-114</del> (further particulars received) Resolved by the Environment Court</p>	<p>Objective 21.2.1, Policy 21.2.1.11, Objective 21.2.5, Objective 21.2.9, Policy 21.2.9.1, Policy 21.2.9.3, Objective 3.2.1.8</p> <p>Section 33.1</p>
<b>Objective 21.2.1</b>	<p><del>Mt Cardrona Station Limited</del> <del>ENV-2018-CHC-83</del> (Resolved by the Environment Court)</p> <p><del>Darby Planning Limited</del> <del>ENV-2018-CHC-150</del> (Resolved by the Environment Court)</p> <p><del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)</p> <p><del>Real Journeys (trading as Canyon Food &amp; Brew Company)</del> <del>ENV-2018-CHC-146</del> (Resolved by the Environment Court)</p> <p><del>SYZ Investments Limited</del> <del>ENV-2018-CHC-130</del> (Resolved by the Environment Court)</p>	<p>Section 21.1, Policy 21.2.1.1, Policy 21.2.4.2, Objective 21.2.9, Section 6.2</p> <p>Objective 21.2.9, Policy 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3, and 21.2.10.4, Strategic Policy 3.3.21</p> <p>Objective 21.2.9, Policy 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3, and 21.2.10.4, Strategic Policy 3.3.21</p> <p>Objective 21.2.9, Policy 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3, and 21.2.10.4, Strategic Policy 3.3.21</p> <p>Strategic Policy 3.3.22, Policy 4.2.2.21, Policy 6.3.12, Policy 6.3.19, Rule 27.5.8, Rule 27.5.11</p>
<b>Policy 21.2.1.1</b>	<p><del>Mt Cardrona Station Limited</del> <del>ENV-2018-CHC-83</del> (Resolved by the Environment Court)</p> <p><del>Darby Planning Limited</del> <del>ENV-2018-CHC-150</del> (Resolved by the Environment Court)</p>	<p>Section 21.1, Policy 21.2.4.2, Objective 21.2.9, Section 6.2</p> <p>Objective 21.2.9, Policy 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3, and 21.2.10.4, Strategic Policy 3.3.21</p>

	<p><del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)</p> <p><del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)</p> <p><del>Real Journeys (trading as Canyon Food &amp; Brew Company)</del> <del>ENV-2018-CHC-146</del> (Resolved by the Environment Court)</p> <p><del>SYZ Investments Limited</del> <del>ENV-2018-CHC-130</del> (Resolved by the Environment Court)</p> <p><del>Queenstown Park Limited</del> <del>ENV-2018-CHC-127</del> (Resolved by the Environment Court)</p>	<p>Objective 21.2.9, Policy 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3, and 21.2.10.4, Strategic Policy 3.3.21</p> <p>Objective 21.2.9, Policy 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3, and 21.2.10.4, Strategic Policy 3.3.21</p> <p>Objective 21.2.9, Policy 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3, and 21.2.10.4, Strategic Policy 3.3.21</p> <p>Strategic Policy 3.3.22, Policy 4.2.2.21, Policy 6.3.12, Policy 6.3.19, Rule 27.5.8, Rule 27.5.11</p> <p>Section 6.2, Policy 21.2.9.4</p>
Policy 21.2.1.5	<p><del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)</p> <p><del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)</p>	<p>Policy 12.2.3.5, Policy 13.2.5.3</p> <p>Policy 12.2.3.5, Policy 13.2.5.3</p>
Policy 21.2.1.10	<p><del>Queenstown Park Limited</del> <del>ENV-2018-CHC-127</del> (Resolved by the Environment Court)</p>	<p>Policy 21.2.1.11, Policy 21.2.9.3</p>
Policy 21.2.1.11	<p><del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)</p> <p><del>Real Journeys (trading as Canyon Food &amp; Brew Company)</del> <del>ENV-2018-CHC-146</del> (Resolved by the Environment Court)</p> <p><del>Royal Forest and Bird Protection Society of New Zealand</del> <del>ENV-2018-CHC-133</del> (Resolved by the Environment Court)</p> <p><del>Queenstown Park Limited</del> <del>ENV-2018-CHC-127</del> (Resolved by the Environment Court)</p>	<p>Policy 21.2.1.10, Policy 21.2.9.4</p>
Policy 21.2.1.12	<p><del>Royal Forest and Bird Protection Society of New Zealand</del> <del>ENV-2018-CHC-133</del> (further particulars received)</p>	

	(Resolved by the Environment Court)	
Policy 21.2.1.15	<p><del>Darby Planning Limited</del>  <del>ENV-2018-CHC-150</del>  (Resolved by the Environment Court)</p> <p><del>Real Journeys Limited</del>  <del>ENV-2018-CHC-131</del>  (Resolved by the Environment Court)</p> <p><del>Real Journeys (trading as Go Orange Limited)</del>  <del>ENV-2018-CHC-138</del>  (Resolved by the Environment Court)</p> <p><del>Real Journeys (trading as Canyon Food &amp; Brew Company)</del>  <del>ENV-2018-CHC-146</del>  (Resolved by the Environment Court)</p> <p><del>Queenstown Park Limited</del>  <del>ENV-2018-CHC-127</del>  (Resolved by the Environment Court)</p>	
Objective 21.2.4	<p><del>Transpower New Zealand Limited</del>  <del>ENV-2018-CHC-114</del>  (further particulars received)  (Resolved by the Environment Court)</p>	
Policy 21.2.4.2	<p><del>Darby Planning Limited</del>  <del>ENV-2018-CHC-150</del>  (Resolved by the Environment Court)</p> <p><del>Real Journeys Limited</del>  <del>ENV-2018-CHC-131</del>  (Resolved by the Environment Court)</p> <p><del>Real Journeys (trading as Go Orange Limited)</del>  <del>ENV-2018-CHC-138</del>  (Resolved by the Environment Court)</p> <p><del>Real Journeys (trading as Canyon Food &amp; Brew Company)</del>  <del>ENV-2018-CHC-146</del>  (Resolved by the Environment Court)</p> <p><del>New Zealand Tungsten Mining Limited</del>  <del>ENV-2018-CHC-151</del>  (Resolved by the Environment Court)</p> <p><del>Transpower New Zealand Limited</del>  <del>ENV-2018-CHC-114</del>  (further particulars received)  (Resolved by the Environment Court)</p>	
Objective 21.2.5	<p><del>New Zealand Tungsten Mining Limited</del>  <del>ENV-2018-CHC-151</del>  (Resolved by the Environment Court)</p>	Policy 21.2.5.4
Policy 21.2.5.1	<p><del>New Zealand Tungsten Mining Limited</del>  <del>ENV-2018-CHC-151</del>  (Resolved by the Environment Court)</p>	

Objective 21.2.6	<p><del>Mt Cardrona Station Limited</del> ENV-2018-CHC-83 (Resolved by the Environment Court)</p> <p><del>Cardrona Alpine Resort Limited</del> ENV-2018-CHC-117 (Resolved by the Environment Court)</p>	Policy 21.2.6.4, Policy 21.2.6.5, Provision 21.3.3.6, Rule 21.4, Rule 21.4.24, Rule 21.4.25, Rule 21.7.2, Rule 21.12, Rule 21.4.19
Policy 21.2.6.1	<p><del>Cardrona Alpine Resort Limited</del> ENV-2018-CHC-117 (Resolved by the Environment Court)</p>	Policy 21.2.6.4, Policy 21.2.6.5, Provision 21.3.3.6, Rule 21.4, Rule 21.4.24, Rule 21.4.25, Rule 21.7.2, Rule 21.12, Rule 21.4.19
Policy 21.2.6.4	<p><del>Soho Ski Area Ltd &amp; Blackmans Creek No. 1 LP</del> ENV-2018-CHC-104 (Resolved by the Environment Court)</p> <p><del>Mt Cardrona Station Limited</del> ENV-2018-CHC-83 (Resolved by the Environment Court)</p>	Definition "Passenger Lift System"
Policy 21.2.7.1	<p><del>Real Journeys Limited</del> ENV-2018-CHC-131 (Resolved by the Environment Court)</p> <p><del>Real Journeys (trading as Go Orange Limited)</del> ENV-2018-CHC-138 (Resolved by the Environment Court)</p>	
Objective 21.2.8	<p><del>Royal Forest and Bird Protection Society of New Zealand</del> ENV-2018-CHC-133 (further particulars received) (Resolved by the Environment Court)</p>	
Policy 21.2.8.1	<p><del>Royal Forest and Bird Protection Society of New Zealand</del> ENV-2018-CHC-133 (Resolved by the Environment Court)</p>	
Objective 21.2.9	<p><del>Darby Planning Limited</del> ENV-2018-CHC-150 (Resolved by the Environment Court)</p> <p><del>Real Journeys Limited</del> ENV-2018-CHC-131 (Resolved by the Environment Court)</p> <p><del>Real Journeys (trading as Go Orange Limited)</del> ENV-2018-CHC-138 (Resolved by the Environment Court)</p> <p><del>Real Journeys (trading as Canyon Food &amp; Brew Company)</del> ENV-2018-CHC-146</p>	<p>Policy 21.2.4.2, Policy 21.2.9.1, Policy 21.2.9.2, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3, and 21.2.10.4, Objective 21.2.11, Strategic Policy 3.3.21, Section 6.2</p> <p>Policy 21.2.4.2, Policy 21.2.9.1, Policy 21.2.9.2, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3, and 21.2.10.4, Objective 21.2.11, Strategic Policy 3.3.21, Section 6.2</p> <p>Policy 21.2.4.2, Policy 21.2.9.1, Policy 21.2.9.2, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3, and 21.2.10.4, Objective 21.2.11, Strategic Policy 3.3.21, Section 6.2</p> <p>Policy 21.2.4.2, Policy 21.2.9.1, Policy 21.2.9.2, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3, and 21.2.10.4, Objective 21.2.11, Strategic Policy 3.3.21, Section 6.2</p>

	<p>(Resolved by the Environment Court)</p> <p><del>SYZ Investments Limited</del> <del>ENV-2018-CHC-130</del> (Resolved by the Environment Court)</p>	<p>Strategic Policy 3.3.22, Policy 4.2.2.21, Policy 6.3.12, Policy 6.3.19, Policy 21.21.1.1, Rule 21.21.2, Rule 27.5.8, Rule 27.5.11</p>
Policy 21.2.9.2	<p><del>Darby Planning Limited</del> <del>ENV-2018-CHC-150</del> (Resolved by the Environment Court)</p> <p><del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)</p> <p><del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)</p> <p><del>Real Journeys (trading as Canyon Food &amp; Brew Company)</del> <del>ENV-2018-CHC-146</del> (Resolved by the Environment Court)</p> <p><del>SYZ Investments Limited</del> <del>ENV-2018-CHC-130</del> (Resolved by the Environment Court)</p> <p><del>New Zealand Tungsten Mining Limited</del> <del>ENV-2018-CHC-151</del> (Resolved by the Environment Court)</p> <p><del>Royal Forest and Bird Protection Society of New Zealand</del> <del>ENV-2018-CHC-133</del> (further particulars received) (Resolved by the Environment Court)</p>	<p>Policy 21.2.4.2, Policy 21.2.9.1, Policy 21.2.9.2, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3, and 21.2.10.4, Objective 21.2.11, Strategic Policy 3.3.21, Section 6.2</p> <p>Policy 21.2.9.1</p>
Policy 21.2.9.3	<p><del>Upper Clutha Environmental Society Incorporated</del> <del>ENV-2018-CHC-56</del> (Resolved by the Environment Court)</p> <p><del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)</p> <p><del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)</p> <p><del>Real Journeys (trading as Canyon Food &amp; Brew Company)</del> <del>ENV-2018-CHC-146</del> (Resolved by the Environment Court)</p> <p><del>SYZ Investments Limited</del> <del>ENV-2018-CHC-130</del> (Resolved by the Environment Court)</p>	

Objective 21.2.10	<p><del>Mt Cardrona Station Limited</del> <del>ENV-2018-CHC-83</del> (Resolved by the Environment Court)</p> <p><del>Queenstown Park Limited</del> <del>ENV-2018-CHC-127</del> (Resolved by the Environment Court)</p>	<p>Policy 21.2.9.3, Policy 21.2.10.1</p> <p>Strategic Policy 3.3.21, Rule 21.4.13, Rules 21.9.1, 21.9.2, 21.9.3, and 21.9.4</p>
Policy 21.2.10.1	<p><del>Queenstown Park Limited</del> <del>ENV-2018-CHC-127</del> (Resolved by the Environment Court)</p>	<p>Strategic Policy 3.3.21, Rule 21.4.13, Rules 21.9.1, 21.9.2, 21.9.3, and 21.9.4</p>
Policy 21.2.10.2	<p><del>Queenstown Park Limited</del> <del>ENV-2018-CHC-127</del> (Resolved by the Environment Court)</p>	<p>Strategic Policy 3.3.21, Rule 21.4.13, Rules 21.9.1, 21.9.2, 21.9.3, and 21.9.4</p>
Policy 21.2.10.3	<p><del>Queenstown Park Limited</del> <del>ENV-2018-CHC-127</del> (Resolved by the Environment Court)</p>	<p>Strategic Policy 3.3.21, Rule 21.4.13, Rules 21.9.1, 21.9.2, 21.9.3, and 21.9.4</p>
Policy 21.2.10.4	<p><del>Mt Cardrona Station Limited</del> <del>ENV-2018-CHC-83</del> (Resolved by the Environment Court)</p> <p><del>Queenstown Park Limited</del> <del>ENV-2018-CHC-127</del> (Resolved by the Environment Court)</p>	<p>Policy 21.2.9.3, Policy 21.2.10.1, Policy 21.2.10.4</p> <p>Strategic Policy 3.3.21, Rule 21.4.13, Rules 21.9.1, 21.9.2, 21.9.3, and 21.9.4</p>
Objective 21.2.11	<p><del>Cardrona Alpine Resort Limited</del> <del>ENV-2018-CHC-117</del> (consent order issued)</p> <p><del>Fairfax &amp; Others</del> <del>ENV-2018-CHC-096</del> (consent order issued)</p> <p><del>Te Anau Developments Limited</del> <del>ENV-2018-CHC-106</del> (consent order issued)</p>	
Policy 21.2.11.1	<p><del>Cardrona Alpine Resort Limited</del> <del>ENV-2018-CHC-117</del> (consent order issued)</p> <p><del>Fairfax &amp; Others</del> <del>ENV-2018-CHC-096</del> (consent order issued)</p> <p><del>Te Anau Developments Limited</del> <del>ENV-2018-CHC-106</del> (consent order issued)</p>	
Policy 21.2.11.2	<p><del>Cardrona Alpine Resort Limited</del> <del>ENV-2018-CHC-117</del> (consent order issued)</p> <p><del>Fairfax &amp; Others</del> <del>ENV-2018-CHC-096</del> (consent order issued)</p> <p><del>Aircraft Owners and Pilots and Owners Association (NZ) Incorporated</del></p>	<p>Objective 21.2.11, Policies 21.2.11.1, 21.2.11.2 and 21.2.11.3</p>

	<del>ENV-2019-CHC-132</del> (consent order issued)  <del>Te Anau Developments Limited</del> <del>ENV-2018-CHC-106</del> (consent order issued)	
Objective 21.2.12	<del>Queenstown Wharves GP Limited</del> <del>ENV-2018-CHC-142</del> (Resolved by the Environment Court)  <del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Canyon Food &amp; Brew Company)</del> <del>ENV-2018-CHC-146</del> (Resolved by the Environment Court)	Policy 21.2.12.5  Policy 12.2.5.3, Policy 12.2.5.6  Policy 12.2.5.3, Policy 12.2.5.6  Policy 12.2.5.3, Policy 12.2.5.6
Policy 21.2.12.2	<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)  <del>Queenstown Park Limited</del> <del>ENV-2018-CHC-127</del> (Resolved by the Environment Court)	
Policy 21.2.12.3	<del>Queenstown Wharves GP Limited</del> <del>ENV-2018-CHC-142</del> (Resolved by the Environment Court)  <del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)	Policy 21.2.12.9, Policy 21.2.12.10  Policy 21.2.12.8  Policy 21.2.12.8
Policy 21.2.12.4	<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)	
Policy 21.2.12.8	<del>Queenstown Wharves GP Limited</del> <del>ENV-2018-CHC-142</del> (Resolved by the Environment Court)  <del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)	

	<p><del>Real Journeys (trading as Go Orange Limited)</del>  <del>ENV-2018-CHC-138</del>  (Resolved by the Environment Court)</p> <p><del>Kawarau Jet Services Holdings Limited</del>  <del>ENV-2018-CHC-082</del>  (Resolved by the Environment Court)</p>	Objective 21.21.3
Policy 21.2.12.9	<p><del>Real Journeys Limited</del>  <del>ENV-2018-CHC-131</del>  (Resolved by the Environment Court)</p> <p><del>Real Journeys (trading as Go Orange Limited)</del>  <del>ENV-2018-CHC-138</del>  (Resolved by the Environment Court)</p> <p><del>Kawarau Jet Services Holdings Limited</del>  <del>ENV-2018-CHC-082</del>  (Resolved by the Environment Court)</p>	
Policy 21.2.12.10	<p><del>Real Journeys Limited</del>  <del>ENV-2018-CHC-131</del>  (Resolved by the Environment Court)</p> <p><del>Real Journeys (trading as Go Orange Limited)</del>  <del>ENV-2018-CHC-138</del>  (Resolved by the Environment Court)</p> <p><del>Kawarau Jet Services Holdings Limited</del>  <del>ENV-2018-CHC-082</del>  (Resolved by the Environment Court)</p>	
Objective 21.2.13	<p><del>Transpower</del>  <del>ENV-2018-CHC-114</del>  (further particulars received)  (Resolved by the Environment Court)</p>	
Other Provisions and Rules 21.3.3.5	<p><del>New Zealand Tungsten Mining Limited</del>  <del>ENV-2018-CHC-151</del>  (Resolved by the Environment Court)</p>	
Rule 21.4.17	<p><del>Queenstown Park Limited</del>  <del>ENV-2018-CHC-127</del>  (Resolved by the Environment Court)</p>	Strategic Policy 3.3.21, Rule 21.4.13, Rules 21.9.1, 21.9.2, 21.9.3 and 21.9.4
Rule 21.4.19	<p><del>Queenstown Park Limited</del>  <del>ENV-2018-CHC-127</del>  (Resolved by the Environment Court)</p>	Strategic Policy 3.3.21, Policy 21.2.9.3
Rule 21.4.25	<p><del>Soho Ski Area Ltd &amp; Blackmans Creek No. 1 LP</del>  <del>ENV-2018-CHC-104</del>  (Resolved by the Environment Court)</p> <p><del>Mt Cardrona Station Limited</del>  <del>ENV-2018-CHC-83</del>  (Resolved by the Environment Court)</p> <p><del>Cardrona Alpine Resort Limited</del>  <del>ENV-2018-CHC-117</del>  (Resolved by the Environment Court)</p> <p><del>Treble Cone Investments Limited</del>  <del>ENV-2018-CHC-107</del></p>	Policy 21.2.6.2, Policy 21.2.6.4



	(Resolved by the Environment Court)	
Rule 21.4.27	<del>Te Anau Developments Limited</del> <del>ENV-2018-CHC-106</del> (relief withdrawn)	
Rule 21.4.28	<del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)  <del>Te Anau Developments Limited</del> <del>ENV-2018-CHC-106</del> (relief withdrawn)	
Rule 21.4.34	<del>Cardrona Alpine Resort Limited</del> <del>ENV-2018-CHC-117</del> (Resolved by the Environment Court)	
Rule 21.5.7	<del>Cardrona Alpine Resort Limited</del> <del>ENV-2018-CHC-117</del> (Resolved by the Environment Court)	
Rule 21.7 Table 4	<del>Mt Cardrona Station Limited</del> <del>ENV-2018-CHC-83</del> (Resolved by the Environment Court)  <del>New Zealand Tungsten Mining Limited</del> <del>ENV-2018-CHC-151</del> (Resolved by the Environment Court)	Rule 21.7
Rule 21.7.3	<del>Upper Clutha Environmental Society Incorporated</del> <del>ENV-2018-CHC-56</del> (Resolved by the Environment Court)	
Rule 21.8.1.3	<del>New Zealand Tungsten Mining Limited</del> <del>ENV-2018-CHC-151</del> (Resolved by the Environment Court)	
Rule 21.9.1	<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Canyon Food &amp; Brew Company)</del> <del>ENV-2018-CHC-146</del> (Resolved by the Environment Court)  <del>Queenstown Park Limited</del> <del>ENV-2018-CHC-127</del> (Resolved by the Environment Court)	Strategic Policy 3.3.21, Objective 21.2.1, Policy 21.2.10.1
<del>Rule 21.10.1.1</del>	<del>New Zealand Tungsten Mining Limited</del> <del>ENV-2018-CHC-151</del> (relief withdrawn)	
<del>Rule 21.10.1.2</del>	<del>New Zealand Tungsten Mining Limited</del> <del>ENV-2018-CHC-151</del> (relief withdrawn)	
Rule 21.10.2.2	<del>Fairfax &amp; Others</del> <del>ENV-2018-CHC-096</del> (consent order issued)	Rule 21.10.1

	<del>Aircraft Owners and Pilots and Owners Association (NZ) Incorporated</del> <del>ENV 2019-CHC 132</del> (consent order issued)	
Rule 21.10.2.3	<del>Fairfax &amp; Others</del> <del>ENV 2018-CHC 096</del> (consent order issued)  <del>Aircraft Owners and Pilots and Owners Association (NZ) Incorporated</del> <del>ENV 2019-CHC 132</del> (consent order issued)	Rule 21.10.1.4  Objective 21.2.11, Policies 21.2.11.1, 21.2.11.2 and 21.2.11.3
Rule 21.11, Table 8	<del>New Zealand Tungsten Mining Limited</del> <del>ENV 2018-CHC 151</del> (Resolved by the Environment Court)	
Rule 21.14.2	<del>Upper Clutha Environmental Society Incorporated</del> <del>ENV 2018-CHC 56</del> (Resolved by the Environment Court)	
Rule 21.15.6	<del>Queenstown Wharves GP Limited</del> <del>ENV 2018-CHC 142</del> (Resolved by the Environment Court)	Policy 6.3.30
Rule 21.15.7	<del>Queenstown Wharves GP Limited</del> <del>ENV 2018-CHC 142</del> (Resolved by the Environment Court)  <del>Real Journeys Limited</del> <del>ENV 2018-CHC 131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV 2018-CHC 138</del> (Resolved by the Environment Court)	Policy 6.3.30
Rule 21.15.8	<del>Queenstown Wharves GP Limited</del> <del>ENV 2018-CHC 142</del> (Resolved by the Environment Court)  <del>Real Journeys Limited</del> <del>ENV 2018-CHC 131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV 2018-CHC 138</del> (Resolved by the Environment Court)	Policy 6.3.30
Rule 21.16.2	<del>Queenstown Wharves GP Limited</del> <del>ENV 2018-CHC 142</del> (Resolved by the Environment Court)	Policy 6.3.30
Rule 21.16.3.1	<del>Real Journeys Limited</del> <del>ENV 2018-CHC 131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV 2018-CHC 138</del> (Resolved by the Environment Court)	

Section 21.21 – All assessment matters	<p><del>Darby Planning Limited</del> ENV-2018-CHC-150 (Environment Court decision issued)</p> <p><del>Real Journeys Limited</del> ENV-2018-CHC-131 (Environment Court decision issued)</p> <p><del>Real Journeys (trading as Go Orange Limited)</del> ENV-2018-CHC-138 (Environment Court decision issued)</p> <p><del>Real Journeys (trading as Canyon Food &amp; Brew Company)</del> ENV-2018-CHC-146 (Environment Court decision issued)</p> <p><del>SVZ Investments Limited</del> ENV-2018-CHC-130 (Environment Court decision issued)</p>	<p>Strategic Objectives 3.2.5, 3.2.5.1, and 3.2.5.2</p> <p>Strategic Objectives 3.2.5, 3.2.5.1, and 3.2.5.2</p> <p>Strategic Objectives 3.2.5, 3.2.5.1, and 3.2.5.2</p> <p>Strategic Objectives 3.2.5, 3.2.5.1, and 3.2.5.2</p>
Section 21.21.1.1	<p><del>Upper Clutha Environmental Society Incorporated</del> ENV-2018-CHC-56 (Environment Court decision issued)</p> <p><del>Willowridge Developments Limited</del> ENV-2018-CHC-115 (Environment Court decision issued)</p> <p><del>New Zealand Tungsten Mining Limited</del> ENV-2018-CHC-151 (Environment Court decision issued)</p>	<p>Policy 6.3.12, Policy 4.2.1.5, Policy 4.2.2.14</p> <p>Strategic Objective 3.2.5.1, Strategic Policy 3.3.30, Policy 6.3.12, Rule 21.21.1.4</p>
Section 21.21.1.3	<p><del>Upper Clutha Environmental Society Incorporated</del> ENV-2018-CHC-56 (Environment Court decision issued)</p>	
Section 21.21.1.4	<p><del>Upper Clutha Environmental Society Incorporated</del> ENV-2018-CHC-56 (Environment Court decision issued)</p> <p><del>New Zealand Tungsten Mining Limited</del> ENV-2018-CHC-151 (Environment Court decision issued)</p>	
Section 21.21.1.5	<p><del>Upper Clutha Environmental Society Incorporated</del> ENV-2018-CHC-56 (Environment Court decision issued)</p>	
Section 21.21.1.6	<p><del>Upper Clutha Environmental Society Incorporated</del> ENV-2018-CHC-56 (Environment Court decision issued)</p>	
Section 21.21.2	<p><del>Upper Clutha Environmental Society Incorporated</del> ENV-2018-CHC-56 (Environment Court decision issued)</p> <p><del>Queenstown Airport Corporation Limited</del> ENV-2018-CHC-093 (further particulars received) (Environment Court decision issued)</p>	

Section 21.21.3.3.b	New Zealand Tungsten Mining Limited ENV 2018-CHC-151 (Environment Court decision issued)	
---------------------	--	--

*This table identifies new provisions sought to be added:*

Appellant Court Number	Provision/s Sought to be Added into Chapter 21
<del>New Zealand Tungsten Mining Limited</del> <del>ENV 2018-CHC-151</del> Withdrawn	Insert new paragraph to Section 21.1 Zone Purpose as follows: <u>Mining activity, including exploration and drilling, have often existed within rural areas which may be subject to a landscape classification, and have had no lasting adverse effects. These activities can provide significant ongoing economic, heritage and social benefits to the district where the environmental effects are managed appropriately. Many of the natural and outstanding landscapes in the District have already been significantly modified through mining activity and this adds to the special character of particular landscapes.</u>
<del>Upper Clutha Environmental Society Incorporated</del> <del>ENV 2018-CHC-56</del> (Resolved by the Environment Court)	Insert new Rule 21.4.9.a: The use of land or buildings for residential activity within ONL/ONF is a non-complying activity.
<del>Upper Clutha Environmental Society Incorporated</del> <del>ENV 2018-CHC-56</del> (Resolved by the Environment Court)	Insert new Rule 21.4.10.a: The identification of a building platform not less than 70m <sup>2</sup> and not greater than 1000m <sup>2</sup> within ONL/ONF is a non-complying activity.
<del>Upper Clutha Environmental Society Incorporated</del> <del>ENV 2018-CHC-56</del> (Environment Court decision issued)	Insert a new assessment matter regarding the effects on openness of the landscape, based on the ODP 5.4.2.2.1(a).
<del>Upper Clutha Environmental Society Incorporated</del> <del>ENV 2018-CHC-56</del> (Environment Court decision issued)	Insert new assessment matter to Section 21.21.1.4(g) requiring that proposed new boundaries will not give rise to artificial or unnatural lines (such as planting and fencing) or otherwise adversely affect the natural form of the landscape.
<del>Upper Clutha Environmental Society Incorporated</del> <del>ENV 2018-CHC-56</del> (Environment Court decision issued)	Insert new assessment matter regarding cumulative effects of subdivision and development on the landscape, based on the ODP 5.4.2.2.1(e).
<del>Upper Clutha Environmental Society Incorporated</del>	Insert new assessment matters for Rural Character Landscape, based on ODP 5.4.2.2.3(a)-(e).

<del>ENV-2018-CHC-56</del> (Environment Court decision issued)	
<del>Upper Clutha Environmental Society Incorporated</del> <del>ENV-2018-CHC-56</del> (Environment Court decision issued)	Include more overt and explicit Rural Zone objectives, policies, assessment matters and rules that reflect the critical role that landscape values and their protection play in maintaining and developing the Queenstown Lakes District and national economy, consistent with the economic and landscape evidence presented to Council's PDP Review Hearing Panel.
<del>Soho Ski Area Ltd &amp; Blackmans Creek No. 1 LP</del> <del>ENV-2018-CHC-104</del> (Resolved by the Environment Court)	Insert new policy: <u>Recognise and provide for the functional dependency of ski area activities to transportation infrastructure, such as vehicle access and passenger lift based or other systems, by enabling the linking of Ski Area Sub Zones on-mountain facilities to the District's road and transportation network.</u>
<del>Soho Ski Area Ltd &amp; Blackmans Creek No. 1 LP</del> <del>ENV-2018-CHC-104</del> (Resolved by the Environment Court)	Insert new Rule within Table 1 - Activities - Rural Zone to include as a restricted discretionary activity: <u>the establishment of land based vehicle access and any base or terminal buildings associated with the operation of, but not located within, a Ski Area Sub-Zone.</u>
<del>Mt Cardrona Station Limited</del> <del>ENV-2018-CHC-83</del> (Resolved by the Environment Court)  <del>Treble Cone Investments Limited</del> <del>ENV-2018-CHC-107</del> (Resolved by the Environment Court)	Insert new Rule to include <u>the establishment of land based vehicle access and any base or terminal buildings associated with the operation of but not located within a SASZ</u> as a restricted discretionary activity.
<del>Mt Cardrona Station Limited</del> <del>ENV-2018-CHC-83</del> (Resolved by the Environment Court)	Amend the title of Table 4 of Rule 21.7 to clarify that "Passenger Lift Systems" and buildings within the SASZ are excluded from Table 4.
<del>Cardrona Alpine Resort Limited</del> <del>ENV-2018-CHC-117</del> (Resolved by the Environment Court)	Insert a new policy to recognise and provide for year round activities and associated development at the Cardrona Alpine Resort (and all Ski Areas) as follows: <u>Enable the continued growth and development of Ski Areas and the Cardrona Alpine Resort as year round destinations for ski area activities, tourism and accommodation within the identified Sub-Zones. where the effects of the development are cumulatively minor.</u>
<del>Cardrona Alpine Resort Limited</del> <del>ENV-2018-CHC-117</del> (Consent order issued)	Rename the Ski Area Sub Zone at Cardrona to "Cardrona Alpine Resort", wherever it is referred to in the PDP.
<del>Cardrona Alpine Resort Limited</del> <del>ENV-2018-CHC-117</del> Consent order issued	Amend title for Rule 21.12, Table 9 – Activities in the Ski Area Sub-Zone, to ensure the rules apply to activities within the Cardrona Alpine Resort.
<del>Cardrona Alpine Resort Limited</del> <del>ENV-2018-CHC-117</del> Consent order issued	Insert a new rule in Chapter 21 to ensure that no activity is non-complying or prohibited in the Cardrona Alpine Resort: <u>21.12.x Within the Cardrona Alpine Resort Ski Area / Sub Zone any activity that is not specifically provided for as a permitted, controlled, or restricted discretionary activity is a Restricted Discretionary Activity.</u>  <u>Discretion is restricted to:</u> <u>a. benefits of the proposal;</u> <u>b. location, design and appearance in respect of landscape and visual amenity effects;</u>

	<p>c. effects on the transport network;</p> <p>d. provision of water supply, sewage treatment and disposal;</p> <p>e. any cumulative effects;</p> <p>f. natural hazards;</p> <p>g. logistical and practical constraints;</p> <p>h. measures taken to avoid or mitigate adverse effects of dust and sedimentation on waterbodies and neighbouring sites;</p> <p>i. the extent of vegetation removal and whether or not remedial vegetation should be planted to replace or offset the loss of any indigenous vegetation, and if so the type, extent and location of remedial vegetation to be planted.</p>
<p>Cardrona Alpine Resort Limited</p> <p>ENV-2018-CHC-117</p> <p>Consent order issued</p>	<p>Insert a new rule or standards in Chapter 21 as follows:</p> <p>Rule 21.12x Earthworks and vegetation clearance in the Cardrona Ski Area Sub Zone / Alpine Resort Area are permitted provided:</p> <p>a. Earthworks are undertaken in a way that prevents sediment entering water bodies, stormwater networks or going across the boundary of the site.</p> <p>b. No material being transported from one site to another is deposited on any road.</p> <p>c. Any person carrying out earthworks shall implement dust control measures to minimise nuisance effects of dust beyond the boundary of the site.</p> <p>d. Earthworks shall be setback a minimum distance of 5 metres from the bed of any water body (this rule shall not apply to any artificial watercourse, lake or wetland).</p> <p>e. Earthworks shall not expose any groundwater, or cause artificial drainage of any groundwater aquifer.</p> <p>Earthworks and vegetation clearance carried out in the Cardrona Alpine Resort Area not permitted by the Rule above is a controlled activity. Control is reserved to the following:</p> <p>a. Measures taken to avoid or mitigate adverse effects of dust and sedimentation on waterbodies and neighbouring sites.</p> <p>b. The design of earthworks in respect of landscape and visual amenity values.</p> <p>c. Effects on water bodies, ecosystem services and indigenous biodiversity, in particular whether or not remedial vegetation should be planted to replace or offset the loss of any indigenous vegetation, and if so the type, extent and location of remedial vegetation to be planted.</p> <p>d. Managing effects on infrastructure, adjacent sites and public roads.</p> <p>e. Management of land stability and natural hazard risks</p> <p>Earthworks and vegetation clearance activities carried out in the Cardrona Alpine Resort Area are not subject to any other earthworks or vegetation clearance provisions in the district plan.</p>
<p>Cardrona Alpine Resort Limited</p> <p>ENV-2018-CHC-117</p> <p>(Consent order issued)</p>	<p>Include an exclusion from public and limited notification in 21.20 for earthworks and vegetation clearance within the Cardrona Ski Area Sub Zone / Resort Zone.</p>
<p>Cardrona Alpine Resort Limited</p> <p>ENV-2018-CHC-117</p> <p>(Environment Court decision issued)</p>	<p>Insert the following assessment matters into 21.21 for restricted discretionary and discretionary activities (and non-complying activities if the status of Rule 21.4.25 is not changed from non-complying to discretionary as sought):</p> <p><u>Benefits of the proposal</u></p> <p><u>Logistical and/or practical constraints</u></p>
<p>Treble Cone Investments Limited</p> <p>ENV-2018-CHC-107</p> <p>(Resolved by the Environment Court)</p>	<p>Insert new policy 21.2.6.xx:</p> <p><u>Recognise and provide for the functional dependency of ski area activities to transportation infrastructure, such as vehicle access and passenger lift based or other systems, by enabling the linking of Ski Area Sub Zones on-mountain facilities to the District's road and transportation network.</u></p>
<p>Queenstown Wharves GP Limited</p> <p>ENV-2018-CHC-142</p> <p>(Resolved by the Environment Court)</p>	<p>Insert a new policy as follows:</p> <p><u>Recognise that the Kawarau River between the Kawarau Falls Bridge and Bungy Bridge and the Frankton Arm provide an important resource for water-based transport.</u></p>
<p>Queenstown Airport Corporation Limited</p> <p>ENV-2018-CHC-093</p>	<p>Insert new provision 21.21.3.4 and footnote as follows:</p> <p><u>In the case of regionally significant infrastructure, the extent to which the effects arising from that</u></p>

(further particulars received) (Resolved by the Environment Court)	infrastructure are managed in accordance with the guidance provided by Policy 4.3.4 of the Otago Regional Policy Statement.1 <u>1 Decisions version, as confirmed by the Environment Court Consent Order signed and dated 6 July 2018.</u>
<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (further particulars received) (Resolved by the Environment Court)	Insert new policy to protect established key tourism activities: <u>Protect key tourism and transport activities by ensuring the following principles are applied when considering proposals that will occupy water space:</u> <u>i. activities that promote the districts heritage and contribute public benefit should be encouraged;</u> <u>ii. activities that result in adverse effects on established activities should be discouraged;</u> <u>iii. long term occupation of water space should be avoided unless it has been strategically planned and is integrated with adjoining land and water use;</u> <u>iv. occupation of water space shall not interfere with key navigational routes and manoeuvring areas;</u> <u>v. adverse effects on the continued operation, safety and navigation of the “TSS Earnslaw”; and.</u> <u>vi. activities that adversely affect the operation, safety, navigation, and ability to maintain or upgrade the “TSS Earnslaw” and her supporting slipway facilities, are to be avoided.</u>
<del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (further particulars received) (Resolved by the Environment Court)	
<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)	Include in Rule 21.15.6 provision for extensions and upgrades or replacement to existing structures, within defined standards, as a controlled activity, and ensure that maintenance of existing structures is not captured by this rule an117d is otherwise permitted.
<del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)	
<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)	Insert a new rule, and matters of control, to control Commercial boating activities carried out for the purposes of the water based transport. Suggested wording: <u>Commercial boating activities and water transport are controlled activities in respect of:</u>
<del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)	<ul style="list-style-type: none"><li>• <u>Location, scale and intensity of the activity.</u></li><li>• <u>Amenity effects, including loss of privacy, remoteness or isolation.</u></li><li>• <u>Congestion and safety, including effects on other commercial operators and recreational users.</u></li><li>• <u>Waste disposal.</u></li><li>• <u>Cumulative effects.</u></li><li>• <u>Parking, access safety and transportation effects.</u></li></ul>
<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)	Insert an exclusion from Rule 21.5.6 for jetties associated with the operation of a water based transport activity.
<del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (relief withdrawn)	
<del>Royal Forest and Bird Protection Society of New Zealand</del> <del>ENV-2018-CHC-133</del> (Resolved by the Environment Court)	Insert a new policy: <u>Avoid the degradation of natural wetlands.</u>
<del>Royal Forest and Bird Protection Society of New Zealand</del> <del>ENV-2018-CHC-133</del> (Resolved by the Environment Court)	Reinstate and amend Objective 21.2.9 to state: <u>Ensure commercial activities do not degrade landscape and nature conservation values, rural amenity, or impinge on farming activities.</u>

Royal Forest and Bird Protection Society of New Zealand ENV 2018-CHC 133 (Resolved by the Environment court)	Insert a new standard in Rule 21.5 Table 2: <u>All winter break feed areas shall have well vegetated buffers at least 3m wide along all water courses they drain into.</u>
Royal Forest and Bird Protection Society of New Zealand ENV 2018-CHC 133 (Resolved by the Environment Court)	Reinstate Rule 21.5.7 in the notified Plan, with addition of deer and beef cattle.
Kawarau Jet Services Holdings Limited ENV 2018-CHC 082 (Resolved by the Environment Court)	Insert new rule to provide for water based public ferry systems as a restricted discretionary activity to implement Policy 21.2.12.8, with one of the matters of discretion being the effects of the activity on the safety of all users of the waterways.
New Zealand Tungsten Mining Limited ENV 2018-CHC 151 (Resolved by the Environment Court)	Insert a new policy: <u>Recognise that exploration, prospecting and small-scale alluvial gold mining are activities with low environmental effects.</u>
New Zealand Tungsten Mining Limited ENV 2018-CHC 151 (Resolved by the Environment Court)	Insert a new policy: <u>Enable mining activity, including prospecting and exploration, where they are carried out in a manner which avoids, remedies or mitigates adverse effects on the environment.</u>
New Zealand Tungsten Mining Limited ENV 2018-CHC 151 (Resolved by the Environment Court)	Insert a new policy: <u>Identify the location and extent of existing or pre-existing mineral resources in the region and encourage future mining activity to be carried out in these locations.</u>
Fairfax & Others ENV 2018-CHC 096 (consent order issued)	Insert a new policies: <u>21.2.11.x Applications for informal airport activity establishment / use which breaches Table 7 are provided for, subject to adequately managing any potential adverse effects on rural amenity values.</u>  <u>21.2.11.xx Assessment of informal airport activity use which breaches Table 7 should consider the degree and extent to which non-compliance with Table 7 results in adverse effects on amenity values.</u>
Ngai Tahu Tourism Limited ENV 2018-CHC 134 (appeal withdrawn)	<u>In addition to rezoning SEC 1 SO 23662 SEC 4 SO 23901, PT SEC 3 SO 23901 BLK XIX SHOTOVER SD—Morning Star Beach Recreation Reserve, SEC 133 BLK XIX SHOTOVER SD, LOTS 1-2 DP 25724, and the adjoining road reserve/marginal strip from Rural General to Rural Visitor, adopt the operative Rural Visitor Zones provisions for the land, with an amendment to those provisions to change the activity status of residential activities and development from permitted to discretionary.</u>
Queenstown Park Limited ENV 2019-CHC 127 (Resolved by the Environment Court)	In addition to rezoning approximately 1,800 ha of Queenstown Park Limited land on the true right bank of the Kawarau River from Rural to a new "Queenstown Park Special Zone" (requested to be shown as a special zone or resort zone on the relevant planning maps), apply to the land zoned "Queenstown Park Special Zone" a package of new zone provisions (including a Structure Plan and Gondola Corridor) as included in Appendix 1 and 2 to the appeal.
Aircraft Owners and Pilots and Owners Association (NZ) Incorporated ENV 2019-CHC 132 (consent order issued)	Amend Chapter 21 objectives and policies relevant to informal airports (Objective 21.2.11 and associated policies) to provide for permitted informal airport activity use.
Queenstown Park Limited ENV 2018-CHC 127 (Resolved by the Environment Court)	Insert a new Policy 21.2.3.4 as follows: <u>Provide for diversification of land use where water quality benefits can be achieved.</u>



Queenstown Park Limited ENV-2018-CHC-127 (Resolved by the Environment Court)	Insert in Table 1 – Activities Generally, a new activity as follows: <u>Commercial Activities linked to the natural and physical resources of the rural area.</u> Activity Status = Controlled Matters of control limited to the location of the activity and buildings, and rural amenity and landscape character.
Queenstown Park Limited ENV-2018-CHC-127 (Resolved by the Environment Court)	Insert in Table 1 – Activities Generally, a new activity as follows: <u>Commercial Activities complementing Passenger Lift Systems.</u> Activity Status = Controlled Matters of control limited to the same as those for Rule 21.4.14, i.e <ul style="list-style-type: none"> <li>a. the impact on landscape values from any alignment, earthworks, design and surface treatment, including measures to mitigate landscape effects including visual quality and amenity values;</li> <li>b. the route alignment and the whether any system or access breaks the line and form of skylines, ridges, hills and prominent slopes;</li> <li>c. earthworks associated with construction of the Passenger Lift System;</li> <li>d. the materials used, colours, lighting and light reflectance;</li> <li>e. geotechnical matters;</li> <li>f. ecological values and any proposed ecological mitigation works.;</li> <li>g. balancing environmental considerations with operational requirements of Ski Area 17alances;</li> <li>h. the positive effects arising from providing alternative non-vehicular access and linking Ski Area Sub-Zones to the roading network</li> </ul>
Queenstown Park Limited ENV-2018-CHC-127 (Resolved by the Environment Court)	Insert in Table 1 – Activities Generally, a new activity as follows: <u>Commercial Water Transport.</u> Activity Status = Controlled
Queenstown Park Limited ENV-2018-CHC-127 (Resolved by the Environment Court)	Insert in Table 1 – Activities Generally, a new activity as follows: <u>Restaurant/Cafe.</u> Activity Status = Controlled
Te Anau Developments Limited ENV-2018-CHC-106 (Resolved by the Environment Court)	Insert new rule as follows: <u>Construction of dwellings or noise sensitive activities within 500m of an existing airstrip shall be a restricted discretionary activity. Council's discretion shall be restricted to the protection of the operation of the existing airport in terms of reverse sensitivity effects.</u>
Airbnb Australia Pty Ltd ENV-2019-CHC-061 (consent order issued)	Amend the permitted activity standards in the Rural (21.9.6), Rural Residential and Rural Lifestyle (22.5.15), Gibbston Character (23.5.13), Wakatipu Basin Rural Amenity (24.5.22 and 24.5.23) zones as follows: Add the following standard: <u>Must comply with the noise limits for the relevant zone in Rules 36.5.1 to 36.5.4 in Chapter 36 Noise.</u>
Airbnb Australia Pty Ltd ENV-2019-CHC-061 (consent order issued)	<ol style="list-style-type: none"> <li>1. Delete non-compliance activities status statements or letters in the 'non-compliance status' column in Rules 7.5.19, 8.5.18, 9.5.15, 10.5.10, 11.5.14, 22.5.15, 23.5.13, 41.5.1.13, and replace with 'C' to indicate controlled activity status for non-compliance.</li> <li>2. Delete all matters of discretion listed in the 'non-compliance status' column in Rules 7.5.19, 8.5.18, 9.5.15, 10.5.10, 11.5.14, 22.5.15 and replace with the following; and add the following to the 'non-compliance status' column of Rules 22.5.15, 23.5.13 and 41.5.1.13: <u>Control is reserved to:</u> <ol style="list-style-type: none"> <li>a. <u>The potential impact of the number of paying guests on site per night on the amenity values of the neighbourhood;</u></li> <li>b. <u>The keeping of records of Homestay use, and availability of records for Council inspection; and</u></li> <li>c. <u>Monitoring requirements, including imposition of an annual monitoring charge.</u></li> </ol> </li> <li>3. Amend Rules 21.9.6 and 24.5.22 as follows (in the 'non-compliance status' column): <u>Control is reserved to:</u> <ol style="list-style-type: none"> <li>a. <u>The scale of the activity, including the number of guests per night and the number guest nights the activity operates in a 12-month period;</u></li> </ol> </li> </ol>

	<p><del>b. The management of noise, rubbish and outdoor activities;</del>  <u>a. The potential impact of the number of paying guests on site per night on the amenity values of the neighbourhood;</u>  and re-number (b) and (c) to (c) and (d).</p> <p>4. Amend the 'non-compliance status' columns of rules 16.5.13, 42.5.10 and 43.5.15 as follows:  <u>Control is reserved to:</u>  <u>a. The potential impact of the number of paying guests on site per night on the amenity values of the neighbourhood;</u>  <del>a. The location, nature and scale of activities;</del>  <del>b. The location, and provision, and screening of parking and access;</del>  <del>c. The management of noise, rubbish and outdoor activities;</del>  and re-number (d) and (e) to (b) and (c).</p>
<p><del>Airbnb Australia Pty Ltd</del>  <del>ENV-2019-CHC-061</del>  (consent order issued)</p>	<p>Amend the permitted activity standards for RVAs in these rules as follows:</p> <ul style="list-style-type: none"> <li>• Must not exceed a cumulative total of <u>120</u> <del>90</del> nights occupation by paying guests on a site per 12 month period.</li> <li>• Must comply with the noise limits for the relevant zone in Rules 36.5.1 to 36.5.4 in <u>Chapter 36 Noise.</u></li> </ul> <p>...</p> <p><del>• Smoke alarms must be provided in accordance with clause 5 of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.</del></p>
<p>Airbnb Australia Pty Ltd  ENV-2019-CHC-061  (consent order issued)</p>	<p>1. For Rules 7.5.18; 8.5.17; 9.5.14; 10.5.9; 11.5.13:  a. delete all text within the 'non-compliance status' column except for the following two matters (which have different numbering for each rule):  <i>"The keeping of records of RVA use, and availability of records for Council inspection; and Monitoring requirements, including imposition of an annual monitoring charge."</i></p> <p>b. Insert into the 'non-compliance status' column, above the two remaining matters  - 'C' (to indicate controlled activity status).  - the statement "<u>Control is reserved to:</u>"  - the following new matter of control: "<u>The location and provision of parking and access for the construction of new residential dwellings to be used for RVA</u>"</p> <p>2. For Rules 16.5.12; 21.9.5; 24.5.20; 42.5.9; 43.5.14, within the 'non-compliance status' column, make the following changes:  a. delete all matters of control, except the following two (which have different numbering for each rule):  <i>"The keeping of records of RVA use, and availability of records for Council inspection; and Monitoring requirements, including imposition of an annual monitoring charge."</i>  b. add the following new matter of control: "<u>The location and provision of parking and access for the construction of new residential dwellings to be used for RVA</u>"</p> <p>3. For Rules 22.5.14; 23.5.12; 41.5.1.12, within the 'non-compliance status' column, make the following changes:  a. delete "D" and replace with "C" (to indicate controlled activity status).  b. Add the following text: "<u>Control is reserved to:</u>"  c. Add the following matters of control:  <u>a. The location and provision of parking and access for the construction of new residential dwellings to be used for RVA;</u>  <u>b. The keeping of records of RVA use, and availability of records for Council inspection;</u>  <u>and</u>  <u>c. Monitoring requirements, including imposition of an annual monitoring charge.</u></p>

## 21.1 Zone Purpose

There are four rural zones in the District. The Rural Zone is the most extensive of these. The Gibbston Valley is recognised as a special character area for viticulture production and the management of this area is provided for in Chapter 23: Gibbston Character Zone.

Opportunities for rural living activities are provided for in the Rural-Residential and Rural Lifestyle Zones (Chapter 22).

The purpose of the Rural Zone is to enable farming activities and provide for appropriate other activities that rely on rural resources while protecting, maintaining and enhancing landscape values, ecosystem services, nature conservation values, the soil and water resource and rural amenity.

A wide range of productive activities occur in the Rural Zone and because the majority of the District's distinctive landscapes comprising open spaces, lakes and rivers with high visual quality and cultural value are located in the Rural Zone, there also exists a wide range of living, recreation, conservation commercial and tourism activities and the desire for further opportunities for these activities.

Ski Area Sub-Zones are located within the Rural Zone. These Sub-Zones recognise the contribution tourism infrastructure makes to the economic and recreational values of the District. The purpose of the Ski Area Sub-Zones is to enable the continued development of Ski Areas as year round destinations for ski area, tourism and recreational activities within the identified Sub-Zones where the effects of the development are cumulatively minor.

In addition, the Rural Industrial Sub-Zone includes established industrial activities that are based on rural resources or support farming and rural productive activities.

A substantial proportion of the Outstanding Natural Landscapes of the district comprises private land managed in traditional pastoral farming systems. Rural land values tend to be driven by the high landscape and amenity values in the district. The long term sustainability of pastoral farming will depend upon farmers being able to achieve economic returns from utilising the natural and physical resources of their properties. For this reason, it is important to acknowledge the potential for a range of alternative uses of rural properties that utilise the qualities that make them so valuable.

The landscapes of the Rural Zone are divided into Outstanding Natural Features, Outstanding Natural Landscapes and Rural Character Landscapes. The Rural Zone is divided into two areas. The first being the area for Outstanding Natural Landscapes and Outstanding Natural Features. The second area being the Rural Character Landscape. Identification of these landscapes gives effect to Chapter 3 – Strategic Direction: Objectives 3.2.5.1 and 3.2.5.2, with the policies in Chapters 3 and 6 providing direction for the management of activities to implement those objectives.

The assessment matters (21.21) assist with implementing the objectives and policies in the Plan relating to landscape management for subdivision and development within the Rural Zone, by providing guidance for the assessment of resource consent applications. The role of assessment matters is further specified in 21.21.1A.

Section 21.1 Zone Purpose and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend the fourth paragraph of Section 21.1: Ski Area Sub-Zones and the Cardrona Alpine Resort are located within the Rural Zone. These Sub-Zones recognise the contribution tourism infrastructure makes to the economic and recreational values of the District. The purpose of the Ski Area Sub-Zones and the Cardrona Alpine Resort is to enable the continued development of Ski Areas as year round destinations for ski area, tourism and recreational activities within the identified Sub-Zones where the effects of the development are cumulatively minor.	<del>Cardrona</del> <del>Alpine Resort</del> <del>Limited</del> ENV-2018- CHC-117 (Consent order issued)	

<p>Amend the sixth paragraph of Section 21.1:</p> <p>A substantial proportion of the Outstanding Natural Landscapes of the district comprises private land managed in traditional pastoral farming systems. <del>Rural land values tend to be driven by the high landscape and amenity values in the district. The long term sustainability of pastoral farming will depend upon farmers being able to achieve economic returns from utilising the natural and physical resources of their properties. For this reason, it is important to acknowledge the potential for a range of alternative farming uses of rural properties that utilise the qualities that make them so valuable.</del></p>	<p><del>Upper Clutha Environmental Society Incorporated</del> ENV-2018-CHC-56 Environment Court decision issued</p>	<p>Objective 21.2.1, Policy 21.2.1.11, Objective 21.2.5, Objective 21.2.9, Policy 21.2.9.1, Policy 21.2.9.3, Objective 3.2.1.8</p>
<p>Amend Section 21.1 to include the following paragraphs:</p> <p>...</p> <p><u>Recognise that the greatest loss of biodiversity has been on the basin floors.</u></p> <p><u>Recognise that extensive low-intensity pastoral farming based on grassland-shrubland ecosystems contributes to the district's nature conservation, landscape, recreation and tourism values.</u></p> <p><u>Recognise the importance of healthy tall tussock grassland for catchment water yield.</u></p>	<p><del>Royal Forest and Bird Protection Society of New Zealand</del> ENV-2018-CHC-133 Resolved by the Environment Court</p>	<p>Section 33.1</p>
<p>Amend Section 21.1:</p> <p>... In addition, the Rural Industrial Sub-Zone includes established industrial activities that are based on rural resources or support farming and rural productive activities. <u>It is also important to recognise that infrastructure is an established activity in the Rural Zone and has a functional, technical or operational need to be located in the rural area. It is important that such infrastructure is enabled to be operated, maintained, upgraded and developed safely, effectively and efficiently.</u></p>	<p><del>Transpower New Zealand Limited</del> ENV-2018-CHC-114 (as per further particulars received) Resolved by the Environment Court</p>	

## 21.2 Objectives and Policies

### 21.2.1 Objective – A range of land uses, including farming, are enabled while:

- Protecting the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes;
- Maintaining the landscape character of Rural Character Landscapes and maintaining or enhancing their visual amenity values
- Maintaining or enhancing amenity values within the rural environment; and
- Maintaining or enhancing nature conservation values.

Objective 21.2.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions
<p>Amend Objective 21.2.1:</p> <p>A range of land uses, including farming, <u>activities that rely on rural resources</u>, and established activities, are enabled while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values</p>	<p><del>Mt Cardrona Station Limited</del> ENV-2018-CHC-83 (Resolved by the Environment Court)</p>	<p>Section 21.1, Policy 21.2.1.1, Policy 21.2.4.2, Objective 21.2.9, Section 6.2</p>

Amend Objective 21.2.1: A range of land uses, including farming, <u>and other activities which rely on the rural land resource</u> , and established activities, are enabled <del>while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.</del>	<del>Darby Planning Limited</del> <del>ENV-2018-CHC-150</del> (Resolved by the Environment Court)	Objective 21.2.9, Policy 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3, and 21.2.10.4, Strategic Policy 3.3.21
Amend Objective 21.2.1: Objective – A range of land uses, including farming, <u>tourism activity</u> , and established activities, are enabled <del>while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.</del>	<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Canyon Food &amp; Brew Company)</del> <del>ENV-2018-CHC-146</del> (Resolved by the Environment Court)	Objective 21.2.9, Policy 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3, and 21.2.10.4, Strategic Policy 3.3.21
Amend Objective 21.2.1: Objective - A range of land uses, including farming, <u>rural living</u> , and established activities, are enabled <del>while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.</del>	<del>SVZ Investments Limited</del> <del>ENV-2018-CHC-130</del> (Resolved by the Environment Court)	Strategic Policy 3.3.22, Policy 4.2.2.21, Policy 6.3.12, Policy 6.3.19, Rule 27.5.8, Rule 27.5.11

## Policies

- 21.2.1.1** Enable farming activities while protecting, maintaining or enhancing the values of indigenous biodiversity, ecosystem services, recreational values, and the natural character and nature conservation values of the District's lakes and rivers and their margins.

Policy 21.2.1.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 21.2.1.1: Enable farming <u>and other activities that require a rural location, and other established activities</u> , while <del>protecting, maintaining and or</del> enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.	<del>Mt Cardrona Station Limited</del> <del>ENV-2018-CHC-83</del> (Resolved by the Environment Court)	Section 21.1, Policy 21.2.4.2, Objective 21.2.9, Section 6.2
Amend Policy 21.2.1.1: Enable farming <u>and tourism activities</u> <del>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.</del>	<del>Darby Planning Limited</del> <del>ENV-2018-CHC-150</del> (Resolved by the Environment Court)  <del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)	Objective 21.2.9, Policy 21.2.9.3, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3, and 21.2.10.4, Strategic Policy 3.3.21

	Real Journeys (trading as Canyon Food & Brew Company) ENV-2018-CHC-146 (Resolved by the Environment Court)	
Amend Policy 21.2.1.1: Enable farming and rural living 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.	SYZ Investments Limited ENV-2018-CHC-130 (Resolved by the Environment Court)	Strategic Policy 3.3.22, Policy 4.2.2.21, Policy 6.3.12, Policy 6.3.19, Rule 27.5.8, Rule 27.5.11
Amend Policy 21.2.1.1: Enable a range of 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.	Queenstown Park Limited ENV-2018-CHC-127 (Resolved by the Environment Court)	Section 6.2, Policy 21.2.9.4

- 21.2.1.2** Allow Farm Buildings associated with landholdings of 100 hectares or more in area while managing effects of the location, scale and colour of the buildings on landscape values.
- 21.2.1.3** Require buildings to be set back a minimum distance from internal boundaries and road boundaries in order to mitigate potential adverse effects on landscape character, visual amenity, outlook from neighbouring properties and to avoid adverse effects on established and anticipated activities.
- 21.2.1.4** Minimise the dust, visual, noise and odour effects of activities by requiring them to locate a greater distance from formed roads, neighbouring properties, waterbodies and zones that are likely to contain residential and commercial activity.
- 21.2.1.5** Have regard to the location and direction of lights so they do not cause glare to other properties, waterbodies, roads, public places or views of the night sky.

Policy 21.2.1.5 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 21.2.1.5: Have regard to the location and direction of lights so they do not cause glare to other properties, <u>waterways</u> , roads, public places or views of the night sky.	<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  Real Journeys (trading as Go Orange Limited) ENV-2018-CHC-138 (Resolved by the Environment Court)	Policy 12.2.3.5, Policy 13.2.5.3

- 21.2.1.6** Avoid adverse cumulative impacts on ecosystem services and nature conservation values.
- 21.2.1.7** Have regard to the spiritual beliefs, cultural traditions and practices of Tangata whenua.
- 21.2.1.8** Have regard to fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision and development in the Rural Zone.

**21.2.1.9** Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.

**21.2.1.10** Provide for commercial activities in the Rural Zone that have a direct link with, or dependence on the rural land or water resource, farming, horticulture or viticulture activities, or recreation activities associated with resources located within the Rural Zone.

Policy 21.2.1.10 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 21.2.1.10: <del>Provide for commercial activities in the Rural Zone should that have a genuine link with the rural land or water resource, farming, horticulture or viticulture activities, or recreation activities associated with resources located within the Rural Zone.</del>	<del>Queenstown Park Limited</del> <del>ENV-2018-CHC-127</del> (Resolved by the Environment Court)	Policy 21.2.1.11, Policy 21.2.9.3

**21.2.1.11** Provide for the establishment of commercial, retail and industrial activities where these would protect, maintain or enhance rural character, amenity values and landscape values.

Policy 21.2.1.11 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 21.2.1.11: Provide for the establishment of commercial, retail and industrial activities <del>only</del> where these would protect, maintain or enhance rural character, amenity values and landscape values.	<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Canyon Food &amp; Brew Company)</del> <del>ENV-2018-CHC-146</del> (Resolved by the Environment Court)	
Amend Policy 21.2.1.11: <del>Provide for Avoid the establishment of commercial, retail, forestry and industrial activities only where these they would protect, maintain or enhance degrade rural quality or character, amenity, nature conservation values and landscape values.</del>	<del>Royal Forest and Bird Protection Society of New Zealand</del> <del>ENV-2018-CHC-133</del> (Resolved by the Environment Court)	
Delete Policy 21.2.1.11	<del>Queenstown Park Limited</del> <del>ENV-2018-CHC-127</del> (Resolved by the Environment Court)	Policy 21.2.1.10, Policy 21.2.9.4

**21.2.1.12** Manage production forestry by:

- encouraging production forestry to be consistent with topography and vegetation patterns; and
- locating outside Outstanding Natural Features and Landscapes and outside of Significant Natural Areas;

while ensuring that rural landscape character, visual amenity or nature conservation values are not degraded.

Policy 21.2.1.12 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 2.2.1.12: <del>Encourage</del> <u>Ensure</u> production forestry to be consistent with topography and vegetation patterns, to locate outside of the Outstanding Natural Features and Landscapes and outside of significant natural areas, and ensure production forestry does not degrade the landscape character or visual amenity <u>or nature</u> <u>conservations</u> values of the Rural Character Landscape.	<del>Royal Forest and Bird Protection Society of New Zealand</del> <del>ENV-2018-CHC-133</del> (as per further particulars received) (Resolved by the Environment Court)	

**21.2.1.13** Ensure forestry harvesting avoids adverse effects with regards to siltation and erosion and sites are rehabilitated to minimise runoff, erosion and effects on landscape values.

**21.2.1.14** Limit exotic forestry to species that do not have potential to spread and naturalise.

**21.2.1.15** Ensure traffic from new commercial activities maintains:

- a. the safe and efficient operation of the roading and trail network; and
- b. access to public places.

Policy 21.2.1.15 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 21.2.1.15: Ensure traffic from new commercial activities does not <u>have inappropriate adverse effects on</u> <del>diminish</del> rural amenity or affect the safe and efficient operation of the roading and trail network, or access to public places.	<del>Darby Planning Limited</del> <del>ENV-2018-CHC-150</del> (Resolved by the Environment Court)  <del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Canyon Food &amp; Brew Company)</del> <del>ENV-2018-CHC-146</del> (Resolved by the Environment Court)	

**21.2.1.16** Provide for a range of activities that support the vitality, use and enjoyment of the Queenstown Trail and Upper Clutha Tracks networks on the basis that landscape, visual amenity and nature conservation values are protected, maintained or enhanced, and established activities are not compromised.

**21.2.2** **Objective - The life supporting capacity of soils is sustained.**



## Policies

- 21.2.2.1** Allow for the establishment of a range of activities that utilise the soil resource in a sustainable manner.
- 21.2.2.2** Maintain the productive potential and soil resource of Rural Zoned land and encourage land management practices and activities that benefit soil and vegetation cover.
- 21.2.2.3** Protect the soil resource by controlling activities including earthworks, indigenous vegetation clearance and prohibit the planting and establishment of identified wilding exotic trees with the potential to spread and naturalise.
- 21.2.3** **Objective - The life supporting capacity of water is safeguarded through the integrated management of the effects of activities.**

## Policies

- 21.2.3.1** In conjunction with the Otago Regional Council, regional plans and strategies:
- a. encourage activities that use water efficiently, thereby conserving water quality and quantity;
  - b. discourage activities that adversely affect the potable quality and life supporting capacity of water and associated ecosystems.
- 21.2.4** **Objective - Situations where sensitive activities conflict with existing and anticipated activities are managed to minimise conflict between incompatible land uses.**

Objective 21.2.4 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Objective 21.2.4: Situations where sensitive activities conflict with existing and anticipated rural activities are managed to minimise conflict between incompatible land uses.	<del>Transpower New Zealand Limited</del> ENV-2018-CHC-114 (as per further particulars received) (Resolved by the Environment Court)	

## Policies

- 21.2.4.1** New activities must recognise that permitted and established activities in the Rural Zone may result in effects such as odour, noise, dust and traffic generation that are reasonably expected to occur and will be noticeable to residents and visitors in rural areas.
- 21.2.4.2** Control the nature, scale and location of activities seeking to establish in the Rural Zone, so as to minimise conflict with permitted and established activities, that may be incompatible with those activities.

Policy 21.2.4.2 and relief sought	Appellant Court Number	Consequentially Affected Provisions

Amend Policy 21.2.4.2: Control the location and type of <u>new activities</u> <del>non farming activities</del> in the Rural Zone, so as to minimise conflict between permitted and established activities and those that may not be compatible with such activities.	<del>Darby Planning Limited</del> <del>ENV-2018-CHC-150</del> (Resolved by the Environment Court)  <del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Canyon Food &amp; Brew Company)</del> <del>ENV-2018-CHC-146</del> (Resolved by the Environment Court)	
Amend Policy 21.2.4.2: <del>Manage</del> Control the location and type of non-farming activities in the Rural Zone, so as to <del>manage</del> minimise conflict between permitted and established activities and those that may not be compatible with such activities.	<del>New Zealand Tungsten Mining Limited</del> <del>ENV-2018-CHC-151</del> (Resolved by the Environment Court)	
Amend Policy 21.2.4.2: Control the location and type of non-farming activities in the Rural Zone, so as to minimise conflict between permitted and established <u>rural</u> activities and those that may not be compatible with such activities.	<del>Transpower New Zealand Limited</del> <del>ENV-2018-CHC-114</del> (as per further particulars received) (Resolved by the Environment Court)	

## 21.2.5 Objective – Prospecting, exploration and mineral extraction opportunities are provided for on the basis the location, scale and effects would protect, maintain or restore rural amenity, water, wetlands, landscape and indigenous biodiversity values.

Objective 21.2.5 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Objective 21.2.5: Mineral extraction opportunities are provided for on the basis the location, scale and effects would not <del>degrade</del> <u>cause permanent degradation to</u> amenity, water, wetlands, landscape and indigenous biodiversity values.	<del>New Zealand Tungsten Mining Limited</del> <del>ENV-2018-CHC-151</del> (Resolved by the Environment Court)	Policy 21.2.5.4

### Policies

#### 21.2.5.1 Have regard to the importance and economic value of locally mined high-quality gravel, rock and other minerals including gold and tungsten.

Policy 21.2.5.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions

Amend Policy 21.2.5.1: Have regard to the importance and economic value of locally mined high-quality gravel, rock and <u>the importance of the local economic and export contribution from the mining of other minerals including gold and tungsten.</u>	<del>New Zealand Tungsten Mining Limited</del> <del>ENV-2018-CHC-151</del> (Resolved by the Environment Court)	
--	--	--

**21.2.5.2** Provide for the following activities where they have limited environmental impact:

- a. prospecting;
- b. small scale mineral exploration;
- c. small scale mining by means of hand-held, non-motorised equipment; and
- d. suction dredge mining that does not exceed 13 horsepower.

**21.2.5.3** Ensure that during and following the conclusion of mineral extractive activities, sites are progressively rehabilitated in a planned and co-ordinated manner, to enable the establishment of a land use appropriate to the area.

**21.2.5.4** Ensure potentially significant adverse effects of extractive activities (including mineral exploration) are avoided, or remedied particularly where those activities have potential to degrade landscape quality, character and visual amenity, indigenous biodiversity, lakes and rivers, potable water quality and the life supporting capacity of water.

**21.2.5.5** Avoid or mitigate the potential for other land uses, including development of other resources above, or in close proximity to mineral deposits, to adversely affect the extraction of known mineral deposits.

**21.2.5.6** Encourage use of environmental compensation as a means to address unavoidable residual adverse effects from mineral extraction.

**21.2.5.7** Have regard to undertaking mineral extraction activities in areas that have been previously mined, as a means of consolidating adverse effects of new mineral extraction activities.

**21.2.6** **Objective – The future growth, development and consolidation of Ski Areas Activities within identified Ski Area Sub-Zones, is provided for, while adverse effects on the environment are avoided, remedied or mitigated.**

Objective 21.2.6 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Objective 21.2.6: The future growth, development and consolidation of Ski Areas Activities within identified Ski Area Sub-Zones <u>and their integration with adjacent zones</u> , is provided for, while adverse effects on the environment are avoided, remedied or mitigated.	<del>Mt Cardrona Station Limited</del> <del>ENV-2018-CHC-83</del> (Consent order issued)	
Amend Objective 21.2.6: The future growth, development and consolidation of Ski Areas Activities within identified Ski Area Sub-Zones <u>and the Cardrona Alpine Resort</u> , is provided for, while adverse effects on the environment are avoided, remedied or mitigated.	<del>Cardrona Alpine Resort Limited</del> <del>ENV-2018-CHC-117</del> (Consent order issued)	Policy 21.2.6.4, Policy 21.2.6.5, Provision 21.3.3.6, Rule 21.4, Rule 21.4.24, Rule 21.4.25, Rule 21.7.2, Rule 21.12, Rule 21.4.19

## Policies

- 21.2.6.1** Identify Ski Area Sub-Zones and encourage Ski Area Activities and complementary tourism activities to locate and consolidate within the Sub-Zones.

Policy 21.2.6.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 21.2.6.1: Identify Ski Area Sub-Zones and encourage Ski Area Activities and complementary tourism activities to locate and consolidate within the Sub-Zones <u>and the Cardrona Alpine Resort.</u>	<del>Cardrona Alpine Resort Limited ENV-2018-CHC-117</del> (Consent order issued)	Policy 21.2.6.4, Policy 21.2.6.5, Provision 21.3.3.6, Rule 21.4, Rule 21.4.24, Rule 21.4.25, Rule 21.7.2, Rule 21.12, Rule 21.4.19

- 21.2.6.2** Control the visual impact of roads, buildings and infrastructure associated with Ski Area Activities.

- 21.2.6.3** Provide for the continuation of existing vehicle testing facilities within the Waiorau Snow Farm Ski Area Sub- Zone on the basis that the landscape and indigenous biodiversity values are not further degraded.

- 21.2.6.4** Provide for non-road forms of access to the Ski Area Sub-Zones, by way of passenger lift systems, terminal buildings and stations for passenger lift systems, and ancillary structures and facilities:

- a. in locations where there is landscape capacity for the activity (which could include locations where buildings or structures will not reasonably difficult to see from beyond the boundary of the site in question, in which case Policy 6.3.3.1(b) does not apply); and
- b. in a manner that protects the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes by:
  - i. avoiding adverse effects on landscape values; and
  - ii. if avoidance is not practicable due to either the functional or operational needs of the activity, remedying or mitigating any adverse effects.

Policy 21.2.6.4 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Provide for appropriate <del>alternative (non-road)</del> means of transport to and within Ski Area Sub-Zones, by way of passenger lift systems <u>or other systems, vehicle access</u> and ancillary structures and facilities.	<del>Soho Ski Area Ltd &amp; Blackmans Creek No. 1 LP ENV-2018-CHC-104</del> (Resolved by the Environment Court)  <del>Treble Cone Investments Limited ENV-2018-CHC-107</del> (Resolved by the Environment Court)	
Provide for appropriate alternative (non-road) means of transport to and within Ski Area Sub-Zones, by way of passenger lift systems and <u>other ancillary</u>	<del>Mt Cardrona Station Limited ENV-2018-CHC-83</del>	Definition "Passenger Lift System"

structures and facilities.	(Resolved by the Environment Court)	
----------------------------	-------------------------------------	--

**21.2.6.5** Provide for Ski Area Sub-Zone Accommodation activities within Ski Area Sub-Zones, which are complementary to outdoor recreation activities within the Ski Area Sub-Zone, that can realise landscape and conservation benefits and that avoid, remedy or mitigate adverse effects on the environment.

**21.2.7** **Objective - An area that excludes activities which are sensitive to aircraft noise, is retained within an airport's Outer Control Boundary, to act as a buffer between airports and Activities Sensitive to Aircraft Noise.**

## Policies

**21.2.7.1** Prohibit all new activities sensitive to aircraft noise on Rural Zoned land within the Outer Control Boundary at Queenstown Airport and Wānaka Airport to avoid adverse effects arising from aircraft operations on future activities sensitive to aircraft noise.

Policy 21.2.7.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 21.2.7.1 <del>Prohibit</del> <u>Discourage</u> all new activities sensitive to aircraft noise on Rural Zoned land within the Outer Control Boundary at Queenstown Airport and Wānaka Airport to avoid, <u>remedy or mitigate</u> adverse effects arising from aircraft operations on future activities sensitive to aircraft noise.	<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (relief withdrawn)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (relief withdrawn)	

**21.2.7.2** Identify and maintain areas containing activities that are not sensitive to aircraft noise, within an airport's outer control boundary, to act as a buffer between the airport and activities sensitive to aircraft noise.

**21.2.7.3** Retain open space within the outer control boundary of airports in order to provide a buffer, particularly for safety and noise purposes, between the airport and other activities.

**21.2.7.4** Require as necessary mechanical ventilation for any alterations or additions to Critical Listening Environment within any existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary and require sound insulation and mechanical ventilation for any alterations or additions to Critical Listening Environment within any existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary.

**21.2.8** **Objective - Subdivision, use and development in areas that are unsuitable due to identified constraints is avoided, or the effects of those constraints are remedied or mitigated.**

Objective 21.2.8 and relief sought	Appellant Court Number	Consequentially Affected Provisions

Replace Objective 21.2.8 with: <u>Avoid subdivision and development in areas that are identified as being unsuitable for development.</u>	<del>Royal Forest and Bird Protection Society of New Zealand</del> <del>ENV-2018-CHC-133</del> (as per further particulars received) (Resolved by the Environment Court)	
--	---	--

## Policies

**21.2.8.1** Prevent subdivision and development within the building restriction areas identified on the District Plan web mapping application, in particular:

- a. in the Glenorchy area, protect the heritage value of the visually sensitive Bible Face landform from building and development and to maintain the rural backdrop that the Bible Face provides to the Glenorchy Settlement; in Ferry Hill, within the building line restriction identified on the District Plan web mapping application.

Policy 21.2.8.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Policy 21.2.8.1 and replace with the following: <u>Assess subdivision and development proposals against the applicable District Wide chapters, in particular, the objectives and policies of the Natural Hazards, Indigenous Vegetation, Wilding and Exotic Trees and Landscape chapters.</u>	<del>Royal Forest and Bird Protection Society of New Zealand</del> <del>ENV-2018-CHC-133</del> (Resolved by the Environment Court)	

**21.2.9** **Objective – Provision for diversification of farming and other rural activities that protect landscape and natural resource values and maintains the character of rural landscapes.**

Objective 21.2.9 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Objective 21.2.9: Provision for diversification of farming and other rural activities that <u>have a functional need for location within the rural land resource</u> <del>protect landscape and natural resource values and maintains the character of rural landscapes.</del>	<del>Darby Planning Limited</del> <del>ENV-2018-CHC-150</del> (Resolved by the Environment Court)  <del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Canyon Food &amp; Brew Company)</del> <del>ENV-2018-CHC-146</del>	Policy 21.2.4.2, Policy 21.2.9.1, Policy 21.2.9.2, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3, and 21.2.10.4, Objective 21.2.11, Strategic Policy 3.3.21, Section 6.2

	(Resolved by the Environment Court)	
Amend Objective 21.2.9: Provision for diversification of farming and other rural activities that protect landscape and natural resource values and maintains the character of rural landscapes.	<del>SYZ Investments Limited</del> <del>ENV-2018-CHC-130</del> (Resolved by the Environment Court)	Strategic Policy 3.3.22, Policy 4.2.2.21, Policy 6.3.12, Policy 6.3.19, Policy 21.21.1.1, Rule 21.21.2, Rule 27.5.8, Rule 27.5.11

## Policies

**21.2.9.1** Enable revenue producing activities that can support the long term sustainability of the rural areas of the District, provided that such activities:

- utilise natural and physical resources efficiently (including existing buildings and infrastructure);
- protect landscape values of Outstanding Natural Features and Outstanding Natural Landscapes;
- maintain the landscape character of Rural Character Landscapes and maintain or enhance their visual amenity values;
- maintain or enhance amenity values within the rural environment; and
- maintain or enhance nature conservation values.

Policy 21.2.9.2 and relief sought	Appellant Court Number	Consequently Affected Provisions
Amend Policy 21.2.9.2: Ensure that revenue producing activities utilise natural and physical resources (including existing buildings) in a way that maintains and enhances landscape quality, character, rural amenity, and natural resources.	<del>Darby Planning Limited</del> <del>ENV-2018-CHC-150</del> (Resolved by the Environment Court)	Policy 21.2.4.2, Policy 21.2.9.1, Policy 21.2.9.2, Objective 21.2.10, Policies 21.2.10.1, 21.2.10.2, 21.2.10.3, and 21.2.10.4, Objective 21.2.11, Strategic Policy 3.3.21, Section 6.2
Delete Policy 21.2.9.2	<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Canyon Food &amp; Brew Company)</del> <del>ENV-2018-CHC-146</del> (Resolved by the Environment Court)	

Amend Policy 21.2.9.2: <del>Ensure that</del> <u>Provide for</u> revenue producing activities utilise natural and physical resources (including existing buildings) in a way that maintains and enhances landscape quality, character, rural amenity, and natural resources	<del>SYZ Investments Limited</del> <del>ENV-2018-CHC-130</del> (Resolved by the Environment Court)	
Amend Policy 21.2.9.2: Ensure that revenue producing activities utilise natural and physical resources (including existing buildings) in a way that maintains <del>and</del> <u>or</u> enhances landscape quality, character, rural amenity, and natural resources	<del>New Zealand Tungsten Mining Limited</del> <del>ENV-2018-CHC-151</del> (Resolved by the Environment Court)	Policy 21.2.9.1
Delete Policy 21.2.9.2 and replace with the following: <u>Avoid the establishment of commercial, retail, forestry and industrial activities where they would degrade rural quality or character, amenity, nature conservation values, and landscape.</u>	<del>Royal Forest and Bird Protection Society of New Zealand</del> <del>ENV-2018-CHC-133</del> (as per further particulars received) (Resolved by the Environment Court)	

**21.2.9.2** Recognise that the diversification of farming and other traditional rural activities including for tourism, commercial recreation and visitor accommodation, may provide for landscape values, indigenous biodiversity, and water quality to be sustained or enhanced in the longer term.

Policy 21.2.9.3 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Policy 21.2.9.3.	<del>Upper Clutha Environmental Society Incorporated</del> <del>ENV-2018-CHC-56</del> (Resolved by the Environment Court)	
Amend Policy 21.2.9.3: Provide for the establishment <u>and operation of</u> activities such as tourism, commercial recreation or visitor accommodation located within <u>the Rural Zone, particularly farms</u> where these enable landscape values and indigenous biodiversity to be sustained in the longer term.	<del>Darby Planning Limited</del> <del>ENV-2018-CHC-150</del> (Resolved by the Environment Court)  <del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Canyon Food &amp; Brew Company)</del> <del>ENV-2018-CHC-146</del> (Resolved by the Environment Court)	
Amend Policy 21.2.9.3: Provide for the establishment of activities such as tourism, commercial recreation, <u>rural living</u> or visitor accommodation located within <u>the Rural Zone, particularly farms</u> where these enable landscape	<del>SYZ Investments Limited</del> <del>ENV-2018-CHC-130</del> (Resolved by the Environment Court)	



values and indigenous biodiversity to be sustained in the longer term.		
--	--	--

**21.2.9.3** Provide for residential visitor accommodation and homestays within residential units without compromising the surrounding rural character and amenity and minimising conflict with surrounding activities, by limiting the scale, intensity and frequency of these activities.

**21.2.10 Objective – Commercial Recreation in the Rural Zone is of a nature and scale that is compatible with the amenity values of the location.**

Objective 21.2.10 and relief sought	Appellant Court Number	Consequently Affected Provisions
Amend Objective 21.2.10: Commercial Recreation in the Rural Zone <u>recognises and provides for</u> is of a nature and scale that is commensurate to the amenity values of the location.	<del>Mt Cardrona Station Limited</del> <del>ENV-2018-CHC-83</del> (Resolved by the Environment Court)	Policy 21.2.9.3, Policy 21.2.10.1
Delete Objective 21.2.10	<del>Queenstown Park Limited</del> <del>ENV-2018-CHC-127</del> (Resolved by the Environment Court)	Strategic Policy 3.3.21, Rule 21.4.13, Rules 21.9.1, 21.9.2, 21.9.3, and 21.9.4

## Policies

**21.2.10.1** The group size of commercial recreation activities will be managed so as to be consistent with the level of amenity in the surrounding environment.

Policy 21.2.10.1 and relief sought	Appellant Court Number	Consequently Affected Provisions
Delete Policy 21.2.10.1	<del>Queenstown Park Limited</del> <del>ENV-2018-CHC-127</del> (Resolved by the Environment Court)	Strategic Policy 3.3.21, Rule 21.4.13, Rules 21.9.1, 21.9.2, 21.9.3, and 21.9.4

**21.2.10.2** Manage the adverse effects of commercial recreation activities so as not to degrade rural quality or character or visual amenities and landscape values.

Policy 21.2.10.2 and relief sought	Appellant Court Number	Consequently Affected Provisions
Delete Policy 21.2.10.2	<del>Queenstown Park Limited</del> <del>ENV-2018-CHC-127</del> (Resolved by the Environment Court)	Strategic Policy 3.3.21, Rule 21.4.13, Rules 21.9.1, 21.9.2, 21.9.3, and 21.9.4

- 21.2.10.3** Avoid, remedy or mitigate any adverse effects commercial activities may have on the range of recreational activities available in the District and the quality of the experience of the people partaking of these opportunities.

Policy 21.2.10.3 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Policy 21.2.10.3	<del>Queenstown Park Limited</del> <del>ENV-2018-CHC-127</del> (Resolved by the Environment Court)	Strategic Policy 3.3.21, Rule 21.4.13, Rules 21.9.1, 21.9.2, 21.9.3, and 21.9.4

- 21.2.10.4** Ensure the scale and location of buildings, noise and lighting associated with commercial recreation activities are consistent with the level of amenity in the surrounding environment.

Policy 21.2.10.4 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Policy 21.2.10.4	<del>Mt Cardrona Station Limited</del> <del>ENV-2018-CHC-83</del> (Resolved by the Environment Court)  <del>Queenstown Park Limited</del> <del>ENV-2018-CHC-127</del> (Resolved by the Environment Court)	Policy 21.2.9.3, Policy 21.2.10.1, Policy 21.2.10.4  Strategic Policy 3.3.21, Rule 21.4.13, Rules 21.9.1, 21.9.2, 21.9.3, and 21.9.4

- 21.2.11** **Objective - The location, scale and intensity of informal airports is managed to maintain amenity values while protecting informal airports from incompatible land uses.**

Objective 21.2.11 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Objective 21.2.11: The location, scale and intensity of <u>new</u> informal airports is managed to maintain amenity values while protecting <u>existing</u> informal airports from incompatible land uses.	<del>Cardrona Alpine Resort Limited</del> <del>ENV-2018-CHC-117</del> (consent order issued)	
Amend Objective 21.2.11: The location, scale and intensity of informal airports <del>is managed to maintain</del> <u>are located to manage</u> amenity values while protecting informal airports from incompatible land uses.	<del>Fairfax &amp; Others</del> <del>ENV-2018-CHC-096</del> (consent order issued)	
Amend Objective 21.2.11: The location, scale and intensity of <u>new</u> informal airports is managed to maintain amenity values while protecting <u>existing</u> informal airports from incompatible land uses.	<del>Te Anau Developments Limited</del> <del>ENV-2018-CHC-106</del> (consent order issued)	

## Policies

**21.2.11.1** Provide for informal airports as an appropriate activity within the Rural Zone, provided the informal airport is located, operated and managed to maintain the surrounding rural amenity.

**21.2.11.2** Ensure informal airports are located, operated and managed so as to maintain the surrounding rural amenity including through managing frequency of flights, separation distance, flight paths, reverse sensitivity and cumulative effects.

Policy 21.2.11.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 21.2.11.1: Ensure <u>new</u> informal airports are located, operated and managed so as to maintain the surrounding rural amenity.	<del>Cardrona Alpine Resort Limited</del> <del>ENV-2018-CHC-117</del> (consent order issued)  <del>Fairfax &amp; Others</del> <del>ENV-2018-CHC-096</del> (consent order issued)  <del>Te Anau Developments Limited</del> <del>ENV-2018-CHC-106</del> (consent order issued)	

**21.2.11.3** Protect rural amenity values, and amenity of other zones from the adverse effects that can arise from informal airports.

Policy 21.2.11.2 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 21.2.11.2: Protect rural amenity values, and amenity of other zones from the adverse effects that can arise from <u>new</u> informal airports.	<del>Cardrona Alpine Resort Limited</del> <del>ENV-2018-CHC-117</del> (consent order issued)  <del>Te Anau Developments Limited</del> <del>ENV-2018-CHC-106</del> (consent order issued)	
Amend Policy 21.2.11.2: <del>Protect</del> <u>Provide for</u> rural amenity values, and amenity of other zones from the adverse effects that can arise from <u>new</u> informal airports.	<del>Fairfax &amp; Others</del> <del>ENV-2018-CHC-096</del> (consent order issued)  <del>Aircraft Owners and Pilots and Owners Association (NZ) Incorporated</del> <del>ENV-2019-CHC-132</del> (consent order issued)	Objective 21.2.11, Policies 21.2.11.1, 21.2.11.2 and 21.2.11.3

**21.2.11.4** Protect lawfully established and anticipated permitted informal airports from the establishment of incompatible activities in the immediate vicinity.

**21.2.12** **Objective - The natural character of lakes and rivers and their margins is protected or enhanced, while also providing for appropriate activities, including recreation, commercial recreation and public transport.**

Objective 21.2.12 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Objective 21.2.12: Objective – <u>Avoid, remedy or mitigate any adverse effects on the natural character of lakes and rivers and their margins is protected, maintained or enhanced</u> , while providing for appropriate activities on the surface of lakes and rivers, including recreation, commercial recreation and public transport.	<del>Queenstown Wharves GP Limited</del> <del>ENV-2018-CHC-142</del> (Resolved by the Environment Court)	Policy 21.2.12.5
Amend Objective 21.2.12: Objective – The natural character of lakes and rivers and their margins is protected from inappropriate <u>development, maintained or enhanced</u> , while providing for appropriate activities on the surface of lakes and rivers, including recreation, commercial recreation and public transport and associated infrastructure.	<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Canyon Food &amp; Brew Company)</del> <del>ENV-2018-CHC-146</del> (Resolved by the Environment Court)	Policy 12.2.5.3, Policy 12.2.5.6

## Policies

- 21.2.12.1** Have regard to statutory obligations, wāhi Tūpuna and the spiritual beliefs, and cultural traditions of tangata whenua where activities are undertaken on the surface of lakes and rivers and their margins.
- 21.2.12.2** Enable people to have access to a wide range of recreational experiences on the lakes and rivers, and their margins, while having regard to environmental and safety constraints of the various parts of each lake and river.

Policy 21.2.12.2 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 21.2.12.2: Enable people to have access to a wide range of recreational experiences on the lakes and rivers, <del>based on the identified characteristics and environmental limits of the various parts of each lake and river.</del>	<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)	
Amend Policy 21.2.12.2: Enable people to have access to a wide range of recreational and educational experiences on, <u>along and near</u> the lakes and rivers, based on the identified characteristics and environmental limits of the various parts of each lake and river.	<del>Queenstown Park Limited</del> <del>ENV-2018-CHC-127</del> (Resolved by the Environment Court)	

- 21.2.12.3** Avoid or mitigate the adverse effects of frequent, large-scale or intrusive commercial activities such as those with high levels of noise, vibration, speed and wash, in particular motorised craft, in areas of high passive recreational use, significant nature conservation values and wildlife habitat.

Policy 21.2.12.3 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 21.2.12.3 to clarify that it does not apply to the Kawarau River or the Frankton Arm.	<del>Queenstown Wharves GP Limited</del> <del>ENV-2018-CHC-142</del> (Resolved by the Environment Court)	Policy 21.2.12.9, Policy 21.2.12.10
Amend Policy 21.2.12.3: <del>Avoid or mitigate</del> <u>Recognise the importance of providing a water based transport system while avoiding, remedying or mitigating</u> the adverse effects of <u>newly proposed</u> frequent, large-scale or intrusive commercial activities such as those with high levels of noise, vibration, speed and wash, in particular motorised craft, in areas of high passive recreational use, significant nature conservation values and wildlife habitat	<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)	Policy 21.2.12.8

- 21.2.12.4** Have regard to the whitewater values of the District's rivers and, in particular, the values of parts of the Kawarau, Nevis and Shotover Rivers as three of the few remaining major unmodified whitewater rivers in New Zealand, and to support measures to protect this characteristic of rivers.

Policy 21.2.12.4 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 21.2.12.4: Have regard to the whitewater values of the District's rivers and, in particular, the values of parts of the Kawarau, Nevis and Shotover Rivers as three of the few remaining major unmodified whitewater rivers in New Zealand, and to support measures to protect this characteristic of rivers, <u>while ensuring the safe maintenance and operation of established activities in these locations.</u>	<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)	

- 21.2.12.5** Protect, maintain or enhance the natural character and nature conservation values of lakes, rivers and their margins from inappropriate activities with particular regard to nesting and spawning areas, the intrinsic value of ecosystem services and areas of indigenous fauna habitat and recreational values.
- 21.2.12.6** Recognise and provide for the maintenance and enhancement of public access to and enjoyment of the margins of the lakes and rivers.
- 21.2.12.7** Ensure that the location, design and use of structures and facilities are such that any adverse effects on visual qualities, safety and conflicts with recreational and other activities on the lakes and rivers are avoided, remedied or mitigated.
- 21.2.12.8** Encourage development and use of water based public ferry services, and provide for water based transport, including necessary infrastructure and marinas, in a way that:

- a. avoids adverse effects on the environment as far as practicable, or
- b. otherwise, remedies and mitigates such adverse effects.

Policy 21.2.12.8 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 21.2.12.8: Encourage development and use of water based public ferry systems including necessary infrastructure and marinas, <del>in a way that avoids adverse effects on the environment as far as possible, or where avoidance is not practicable, remedies and mitigates such adverse effects.</del>	<del>Queenstown Wharves GP Limited</del> <del>ENV-2018-CHC-142</del> Resolved by the Environment Court	
Amend Policy 21.2.12.8: Encourage development and use of water based <del>transport public ferry systems</del> including necessary infrastructure and marinas, in a way that avoids adverse <del>inappropriate</del> effects on the environment as far as possible, or <del>otherwise where avoidance is not practicable,</del> remedies and mitigates such adverse effects.	<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)	
Amend Policy 21.2.12.8 to reflect that it is not always practical to remedy or mitigate effects, and that effects should be considered against the positive effects of a public ferry system.	<del>Kawarau Jet Services Holdings Limited</del> <del>ENV-2018-CHC-082</del> (Resolved by the Environment Court)	Objective 21.21.3

**21.2.12.9** Take into account the potential adverse effects on nature conservation values from the boat wake of commercial boating activities, having specific regard to the intensity and nature of commercial jet boat activities and the potential for turbidity and erosion.

Policy 21.2.12.9 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Policy 21.2.12.9	<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)	
Amend Policy 21.2.12.9 to recognize that management techniques can be used to appropriately manage effects from commercial jet boat use.	<del>Kawarau Jet Services Holdings Limited</del> <del>ENV-2018-CHC-082</del> Environment Court decision issued	

**21.2.12.10** Manage the nature, scale and number of commercial boating activities on waterbodies to ensure the safety of passengers and other users of the water body, having particular regard to compatibility with existing activities.

Policy 21.2.12.10 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Policy 21.2.12.10: Ensure that the nature, scale and number of <u>newly proposed</u> commercial boating operators and/or commercial boats on waterbodies do not <u>adversely impact on exceed levels such that the safety of passengers and other users of the water body cannot be assured.</u>	<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)	
Amend Policy 21.2.12.10: <u>Protect historical and well established commercial boating operations from incompatible activities and manage new commercial operations to ensure that the nature, scale and number of commercial boating operators and/or commercial boats on waterbodies do not exceed levels such that the safety of passengers and other users of the water body cannot be assured.</u>	<del>Kawarau Jet Services Holdings Limited</del> <del>ENV-2018-CHC-082</del> (Resolved by the Environment Court)	

**21.2.13** **Objective - Rural industrial activities and infrastructure within the Rural Industrial Sub-Zones will support farming and rural productive activities, while protecting, maintaining and enhancing rural character, amenity and landscape values.**

Objective 21.2.13 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Objective 21.2.13: Rural industrial activities and <u>servicing</u> infrastructure within the Rural Industrial Sub-Zones will support farming and rural productive activities, while protecting, maintaining and enhancing rural character, amenity and landscape values.	<del>Transpower</del> <del>ENV-2018-CHC-114</del> (as per further particulars received) (Resolved by the Environment Court)	

## Policies

**21.2.13.1** Provide for rural industrial activities and buildings within established nodes of industrial development while protecting, maintaining and enhancing landscape and amenity values.

**21.2.13.2** Provide for limited retail and administrative activities within the Rural Industrial Sub-Zone on the basis it is directly associated with and ancillary to the Rural Industrial Activity on the site.

**21.2.13.3** Manage activities and development within areas of the Rural Industrial Sub-Zone in Luggate by:

- a. applying development controls and landscaping requirements within Activity Areas and Building Restriction Areas that are spatially defined on the District Plan web mapping application to avoid adverse effects on landscape values and visual amenity, and
- b. applying development controls in relation to the scale of activities within Activity Areas that are spatially defined on the District Plan web mapping application to avoid adverse effects on the adjoining road and the transport network.

## 21.3 Other Provisions and Rules

### 21.3.1 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 and Rural Character
25 Earthworks	26 Historic Heritage	27 Subdivision
28 Natural Hazards	29 Transport	30 Energy and Utilities
31 Signs	32 Protected Trees	33 Indigenous Vegetation
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise
37 Designations	District Plan web mapping application	

### 21.3.2 Interpreting and Applying the Rules

**21.3.2.1** A permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant district wide rules.

**21.3.2.2** 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.

**21.3.2.3** For controlled and restricted discretionary activities, the Council shall restrict the exercise of its control or discretion to the matters listed in the rule.

**21.3.2.4** Development and building activities are undertaken in accordance with the conditions of resource subdivision consent and may be subject to monitoring by the Council.

**21.3.2.5** The existence of a farm building either permitted or approved by resource consent under Rule 21.4.2 or Table 5 – Standards for Farm Buildings shall not be considered the



permitted baseline for residential or other non- farming activity development within the Rural Zone.

Provision 21.3.3.5 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Rule 21.3.3.5: The existence of a farm building either permitted or approved by resource consent under Rule 21.4.2 or Table 5 – Standards for Farm Buildings shall not be considered the permitted baseline for residential or other non- farming activity development within the Rural Zone.	New Zealand <del>Tungsten Mining Limited</del> <del>ENV-2018-CHC-151</del> (Resolved by the Environment Court)	

**21.3.2.6** The Ski Area and Rural Industrial Sub-Zones, being Sub-Zones of the Rural Zone, require that all rules applicable to the Rural Zone apply unless stated to the contrary.

**21.3.2.7** Building platforms identified on a site’s computer freehold register shall have been registered as part of a resource consent approval by the Council.

**21.3.2.8** The surface and bed of lakes and rivers are zoned Rural, unless otherwise stated.

**21.3.2.9** Internal alterations to buildings including the replacement of joinery is permitted.

**21.3.2.10** The status of any Plantation Forestry will be determined by the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017 except where the land is an ONL, ONF or contains an SNA.

**21.3.2.11** 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

## 21.3.3 Advice Notes

**21.3.3.1** Compliance with any of the following standards, in particular the permitted standards, does not absolve any commitment to the conditions of any relevant resource consent, consent notice or covenant registered on the computer freehold register of any property.

**21.3.3.2** In addition to any rules for mining, the Otago Regional Plan: Water, also has rules related to suction dredge mining.

**21.3.3.3** Applications for building consent for permitted activities shall include information to demonstrate compliance with the following standards, and any conditions of the applicable resource consent conditions.

**21.3.3.4** Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP34:2001") is mandatory under the Electricity Act 1992. All activities, such as buildings, earthworks and conductive fences regulated by NZECP34: 2001, including any activities that are otherwise permitted by the District Plan must comply with this

legislation. Chapter 30 Energy and Utilities part 30.3.3.2.c has additional information in relation to activities and obligations under NZECP34:2001.

**21.3.3.5** Jetties and wharves shall have the same meaning.

**21.3.3.6** In all cases, applications are to be assessed in accordance with the Landscape Assessment Methodology in SP 3.3.45 and SP 3.3.46.

## 21.4 Rules – Activities

All activities, including any listed permitted activities shall be subject to the rules and standards contained in Tables 1 to 15.

Table 1 – Activities Generally

Table 2 – Standards Applying Generally in the Zone

Table 3 – Standards for Farm Activities (additional to those in Table 2)

Table 4 – Standards for Structures and Buildings (other than Farm Buildings) (additional to those in Table 2)

Table 5 – Standards for Farm Buildings (additional to those in Table 2)

Table 6 – Standards for Commercial Activities (additional to those in Table 2)

Table 7– Standards for Informal Airports (additional to those in Table 2)

Table 8 – Activities in the Ski Area Sub-Zone (additional to those listed in Table 1)

Table 9 – Standards for activities in the Ski Area Sub-Zone (additional to those in Table 2)

Table 10 - Activities in Rural Industrial Sub-Zone (additional to those listed in Table 1)

Table 11 – Standards for Rural Industrial Sub-Zone

Table 12 – Activities on the Surface of Lakes and Rivers

Table 13 – Standards for Activities on the Surface of Lakes and Rivers

Table 14 – Closeburn Station Activities

Table 15 – Closeburn Station: Standards for Buildings and Structures

	<b>Table 1 – Activities – Rural Zone</b>	<b>Activity Status</b>
	<b>Farming Activities</b>	
<b>21.4.1</b>	Farming Activity that complies with the standards in Table 2 and Table 3.	P
<b>21.4.2</b>	Construction of or addition to farm buildings that comply with the standards in Table 5.	P
<b>21.4.3</b>	Factory Farming limited to factory farming of pigs or poultry that complies with the standards in Table 2 and Table 3.	P

	<b>Table 1 – Activities – Rural Zone</b>	<b>Activity Status</b>
<b>21.4.4</b>	Factory Farming animals other than pigs or poultry.	NC
	<b>Residential Activities, Subdivision and Development</b>	
<b>21.4.5</b>	One residential unit, which includes a single residential flat for each residential unit and any other accessory buildings, within any building platform approved by resource consent.	P
<b>21.4.6</b>	The construction and exterior alteration of buildings located within a building platform approved by resource consent, or registered on the applicable computer freehold register, subject to compliance with the standards in Table 2 and Table 4.	P
<b>21.4.7</b>	The exterior alteration of any lawfully established building where there is not an approved building platform on the site, subject to compliance with the standards in Table 2 and Table 4.	P
<b>21.4.8</b>	Domestic Livestock.	P
<b>21.4.9</b>	The use of land or buildings for residential activity except as provided for in any other rule.	D
<b>21.4.10</b>	The identification of a building platform not less than 70m <sup>2</sup> and not greater than 1000m <sup>2</sup> .	D
<b>21.4.11</b>	The construction of any building including the physical activity associated with buildings including roading, access, lighting, landscaping and earthworks, not provided for by any other rule.	D
	<b>Commercial Activities</b>	
<b>21.4.12</b>	Home Occupation that complies with the standards in Table 6.	P
<b>21.4.13</b>	Commercial recreational activities that comply with the standards in Table 6.	P
<b>21.4.14</b>	Roadside stalls that meet the standards in Table 6.	P
<b>21.4.15</b>	Residential Visitor Accommodation and Homestays	P
<b>21.4.16</b>	<p>Retail sales of farm and garden produce and wine grown, reared or produced on-site or handicrafts produced on the site and that comply with the standards in Table 6, not undertaken through a roadside stall under Rule 21.4.14.</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> <li>a. the location of the activity and buildings;</li> <li>b. vehicle crossing location, car parking;</li> <li>c. rural amenity and landscape character.</li> </ul>	C

	Table 1 – Activities – Rural Zone	Activity Status						
21.4.17	Commercial activities ancillary to and located on the same site as commercial recreational or recreational activities.	D						
	<table> <tr> <th>Rule 21.4.17 and relief sought</th><th>Appellant Court Number</th><th>Consequentially Affected Provisions</th></tr> <tr> <td>Amend the activity status of Rule 21.4.17 to Controlled, with control limited to the location of the activity and buildings, and rural amenity and landscape character.</td><td><del>Queenstown Park Limited</del> <del>ENV-2018-CHC-127</del> (Resolved by the Environment Court)</td><td>Strategic Policy 3.3.21, Rule 21.4.13, Rules 21.9.1, 21.9.2, 21.9.3 and 21.9.4</td></tr> </table>	Rule 21.4.17 and relief sought	Appellant Court Number	Consequentially Affected Provisions	Amend the activity status of Rule 21.4.17 to Controlled, with control limited to the location of the activity and buildings, and rural amenity and landscape character.	<del>Queenstown Park Limited</del> <del>ENV-2018-CHC-127</del> (Resolved by the Environment Court)	Strategic Policy 3.3.21, Rule 21.4.13, Rules 21.9.1, 21.9.2, 21.9.3 and 21.9.4	
Rule 21.4.17 and relief sought	Appellant Court Number	Consequentially Affected Provisions						
Amend the activity status of Rule 21.4.17 to Controlled, with control limited to the location of the activity and buildings, and rural amenity and landscape character.	<del>Queenstown Park Limited</del> <del>ENV-2018-CHC-127</del> (Resolved by the Environment Court)	Strategic Policy 3.3.21, Rule 21.4.13, Rules 21.9.1, 21.9.2, 21.9.3 and 21.9.4						
21.4.18	Cafes and restaurants located in a winery complex within a vineyard.	D						
21.4.19	Visitor Accommodation outside of a Ski Area Sub-Zone.	D						
	<table> <tr> <th>Rule 21.4.19 and relief sought</th><th>Appellant Court Number</th><th>Consequentially Affected Provisions</th></tr> <tr> <td>Amend the activity status of Rule 21.4.19 to Controlled, with control limited to the location of the activity and buildings, and rural amenity and landscape character.</td><td><del>Queenstown Park Limited</del> <del>ENV-2018-CHC-127</del> (Resolved by the Environment Court)</td><td>Strategic Policy 3.3.21, Policy 21.2.9.3</td></tr> </table>	Rule 21.4.19 and relief sought	Appellant Court Number	Consequentially Affected Provisions	Amend the activity status of Rule 21.4.19 to Controlled, with control limited to the location of the activity and buildings, and rural amenity and landscape character.	<del>Queenstown Park Limited</del> <del>ENV-2018-CHC-127</del> (Resolved by the Environment Court)	Strategic Policy 3.3.21, Policy 21.2.9.3	
Rule 21.4.19 and relief sought	Appellant Court Number	Consequentially Affected Provisions						
Amend the activity status of Rule 21.4.19 to Controlled, with control limited to the location of the activity and buildings, and rural amenity and landscape character.	<del>Queenstown Park Limited</del> <del>ENV-2018-CHC-127</del> (Resolved by the Environment Court)	Strategic Policy 3.3.21, Policy 21.2.9.3						
21.4.20	Forestry Activities within the Rural Character Landscapes, except for Plantation Forestry where the Resource Management (Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017) Regulation 2017 prevails.	D						
21.4.21	Retail Sales  Retail sales where the access is onto a State Highway, with the exception of the activities provided for by Rule 21.4.14 or Rule 21.4.16.	NC						
21.4.22	Wedding facility including ancillary food preparation, dining, sanitary facilities, bar and recreational facilities.	D						
21.4.23	Restaurant including bar.	D						
21.4.24	Craft Distillery or brewery.	D						
	<b>Other Activities</b>							
21.4.25	Recreation and/or Recreational Activity.	P						
21.4.26	Informal Airports that comply with Table 7.	P						

	Table 1 – Activities – Rural Zone	Activity Status
<b>21.4.27</b>	<p>Passenger Lift Systems not located within a Ski Area Sub-Zone Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. whether there is landscape capacity for the Passenger Lift System;</li> <li>b. effects on landscape values from any alignment, earthworks, design and surface treatment, including measures to mitigate such;</li> <li>c. height, size and scale of passenger lift systems;</li> <li>d. the route alignment and the whether any system or access breaks the line and form of skylines, ridges, hills and prominent slopes;</li> <li>e. earthworks associated with construction of the Passenger Lift System;</li> <li>f. the materials used, colours, lighting and light reflectance;</li> <li>g. geotechnical matters;</li> <li>h. ecological values and any proposed ecological mitigation works;</li> <li>i. consideration of operational requirements;</li> <li>j. the positive effects arising from providing alternative non-vehicular access and linking Ski Area Sub-Zones to the roading network.</li> </ul>	RD
<b>21.4.24A</b>	<p>Terminal buildings and stations for Passenger Lift Systems not located within a Ski Area Sub-Zone</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. whether there is landscape capacity for the proposal;</li> <li>b. effects on landscape values, including measures to mitigate such effects;</li> <li>c. access and car parking;</li> <li>d. natural hazards;</li> <li>e. height, size and number of buildings;</li> <li>f. building height and structure materials used, colours, light reflectance and lighting;</li> <li>g. infrastructure;</li> <li>h. ecological values and any proposed ecological mitigation works;</li> <li>i. consideration of operational requirements;</li> <li>j. the positive effects arising from providing alternatives non-vehicular access and linking Ski Area Sub-Zones to the roading network;</li> <li>k. earthworks, landform modification, landscaping and planting, and other mitigation measures;</li> <li>l. the relationship, and scale, of ancillary food and beverage and retail activities relative to the operation of the terminal building or station; and</li> <li>m. geotechnical matters.</li> </ul>	RD

	Table 1 – Activities – Rural Zone	Activity Status
<b>21.4.24B</b>	<p>Ski Area Sub-Zone access roads not located within a Ski Area Sub-Zone</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. whether there is landscape capacity for the proposed new access road;</li> <li>b. effects on landscape values from any alignment, earthworks and design and surface treatment, including measures to mitigate such effects;</li> <li>c. the route alignment and whether the access road breaks the line and form of skylines, ridges, hills and prominent slopes;</li> <li>d. effects on the environment and/or the character of the surrounding rural area (including effects from dust, noise and vibration and effects on visual amenity);</li> <li>e. natural hazards;</li> <li>f. ecological values and any proposed ecological mitigation works;</li> <li>g. consideration of operational requirements;</li> <li>h. the positive effects arising from providing access to and linking Ski Area Sub-Zones to the roading network;</li> <li>i. stormwater management;</li> <li>j. geotechnical matters.</li> </ul>	RD

	Table 1 – Activities – Rural Zone	Activity Status									
21.4.28	<p>Ski Area Activities not located within a Ski Area Sub-Zone, with the exception of:</p> <ul style="list-style-type: none"> <li>a. non-commercial skiing which is permitted as recreation activity under Rule 21.4.22;</li> <li>b. commercial heli skiing not located within a Ski Area Sub-Zone is a commercial recreation activity and Rule 21.4.13 applies;</li> <li>c. Passenger Lift Systems to which Rule 21.4.24 applies;</li> <li>d. Terminal Buildings and Stations for Passenger Lift Systems to which Rule 21.4.27A applies; and</li> <li>e. Ski Area Sub-Zone access roads to which Rule 21.4.27B applies.</li> </ul> <table border="1"> <thead> <tr> <th>Rule 21.4.25 and relief sought</th><th>Appellant Court Number</th><th>Consequentially Affected Provisions</th></tr> </thead> <tbody> <tr> <td>Amend Rule 21.4.25 to a Discretionary activity status</td><td> <del>Soho Ski Area Ltd &amp; Blackmans Creek No. 1 LP</del>  <del>ENV-2018-CHC-104</del>            (Resolved by the Environment Court)   <del>Mt Cardrona Station Limited</del>  <del>ENV-2018-CHC-83</del>            (Resolved by the Environment Court)   <del>Cardrona Alpine Resort Limited</del>  <del>ENV-2018-CHC-117</del>            (Resolved by the Environment Court)   <del>Treble Cone Investments Limited</del>  <del>ENV-2018-CHC-107</del>            (Resolved by the Environment Court)         </td><td>Policy 21.2.6.2, Policy 21.2.6.4</td></tr> <tr> <td>Amend Rule 21.4.25 to exempt any base or terminal buildings constructed in associated within any access or Passenger Lift System through Rule 21.4.24</td><td> <del>Soho Ski Area Ltd &amp; Blackmans Creek No. 1 LP</del>  <del>ENV-2018-CHC-104</del>            (Resolved by the Environment Court)   <del>Treble Cone Investments Limited</del>  <del>ENV-2018-CHC-107</del>            (Resolved by the Environment Court)         </td><td></td></tr> </tbody> </table>	Rule 21.4.25 and relief sought	Appellant Court Number	Consequentially Affected Provisions	Amend Rule 21.4.25 to a Discretionary activity status	<del>Soho Ski Area Ltd &amp; Blackmans Creek No. 1 LP</del> <del>ENV-2018-CHC-104</del> (Resolved by the Environment Court)  <del>Mt Cardrona Station Limited</del> <del>ENV-2018-CHC-83</del> (Resolved by the Environment Court)  <del>Cardrona Alpine Resort Limited</del> <del>ENV-2018-CHC-117</del> (Resolved by the Environment Court)  <del>Treble Cone Investments Limited</del> <del>ENV-2018-CHC-107</del> (Resolved by the Environment Court)	Policy 21.2.6.2, Policy 21.2.6.4	Amend Rule 21.4.25 to exempt any base or terminal buildings constructed in associated within any access or Passenger Lift System through Rule 21.4.24	<del>Soho Ski Area Ltd &amp; Blackmans Creek No. 1 LP</del> <del>ENV-2018-CHC-104</del> (Resolved by the Environment Court)  <del>Treble Cone Investments Limited</del> <del>ENV-2018-CHC-107</del> (Resolved by the Environment Court)		NC
Rule 21.4.25 and relief sought	Appellant Court Number	Consequentially Affected Provisions									
Amend Rule 21.4.25 to a Discretionary activity status	<del>Soho Ski Area Ltd &amp; Blackmans Creek No. 1 LP</del> <del>ENV-2018-CHC-104</del> (Resolved by the Environment Court)  <del>Mt Cardrona Station Limited</del> <del>ENV-2018-CHC-83</del> (Resolved by the Environment Court)  <del>Cardrona Alpine Resort Limited</del> <del>ENV-2018-CHC-117</del> (Resolved by the Environment Court)  <del>Treble Cone Investments Limited</del> <del>ENV-2018-CHC-107</del> (Resolved by the Environment Court)	Policy 21.2.6.2, Policy 21.2.6.4									
Amend Rule 21.4.25 to exempt any base or terminal buildings constructed in associated within any access or Passenger Lift System through Rule 21.4.24	<del>Soho Ski Area Ltd &amp; Blackmans Creek No. 1 LP</del> <del>ENV-2018-CHC-104</del> (Resolved by the Environment Court)  <del>Treble Cone Investments Limited</del> <del>ENV-2018-CHC-107</del> (Resolved by the Environment Court)										
21.4.29	Any building within a Building Restriction Area identified on the District Plan web mapping application.	NC									

	Table 1 – Activities – Rural Zone	Activity Status									
	Activities within the Outer Control Boundary at Queenstown Airport and Wānaka Airport										
<b>21.4.30</b>	<p>New Building Platforms and Activities Sensitive to Aircraft Noise within the Outer Control Boundary - Wānaka Airport</p> <p>On any site located within the Outer Control Boundary, any new activity sensitive to aircraft noise or new building platform to be used for an activity sensitive to aircraft noise (except an activity sensitive to aircraft noise located on a building platform approved before 20 October 2010).</p> <table border="1"> <thead> <tr> <th>Rule 21.4.27 and relief sought</th><th>Appellant Court Number</th><th>Consequentially Affected Provisions</th></tr> </thead> <tbody> <tr> <td>Amend Rule 21.4.27 to exclude tourism activities.</td><td><del>Te Anau Developments Limited</del> <del>ENV-2018-CHC-106</del> (relief withdrawn)</td><td></td></tr> </tbody> </table>	Rule 21.4.27 and relief sought	Appellant Court Number	Consequentially Affected Provisions	Amend Rule 21.4.27 to exclude tourism activities.	<del>Te Anau Developments Limited</del> <del>ENV-2018-CHC-106</del> (relief withdrawn)		PR			
Rule 21.4.27 and relief sought	Appellant Court Number	Consequentially Affected Provisions									
Amend Rule 21.4.27 to exclude tourism activities.	<del>Te Anau Developments Limited</del> <del>ENV-2018-CHC-106</del> (relief withdrawn)										
<b>21.4.31</b>	<p>Activities Sensitive to Aircraft Noise within the Outer Control Boundary - Queenstown Airport</p> <p>On any site located within the Outer Control Boundary, which includes the Air Noise Boundary, as indicated on the District Plan web mapping application, any new Activity Sensitive to Aircraft Noise.</p> <table border="1"> <thead> <tr> <th>Rule 21.4.28 and relief sought</th><th>Appellant Court Number</th><th>Consequentially Affected Provisions</th></tr> </thead> <tbody> <tr> <td>Delete Rule 21.4.28</td><td><del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (relief withdrawn)</td><td></td></tr> <tr> <td>Amend Rule 21.4.28 to exclude tourism activities.</td><td><del>Te Anau Developments Limited</del> <del>ENV-2018-CHC-106</del> (relief withdrawn)</td><td></td></tr> </tbody> </table>	Rule 21.4.28 and relief sought	Appellant Court Number	Consequentially Affected Provisions	Delete Rule 21.4.28	<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (relief withdrawn)		Amend Rule 21.4.28 to exclude tourism activities.	<del>Te Anau Developments Limited</del> <del>ENV-2018-CHC-106</del> (relief withdrawn)		PR
Rule 21.4.28 and relief sought	Appellant Court Number	Consequentially Affected Provisions									
Delete Rule 21.4.28	<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (relief withdrawn)										
Amend Rule 21.4.28 to exclude tourism activities.	<del>Te Anau Developments Limited</del> <del>ENV-2018-CHC-106</del> (relief withdrawn)										
	<b>Prospecting, Mineral Extraction and Mining Activities</b>										



	Table 1 – Activities – Rural Zone	Activity Status
21.4.32	<ul style="list-style-type: none"> <li>a. Mineral prospecting;</li> <li>b. Mining activity by means of hand-held, non-motorised equipment;</li> <li>c. Mining activity by means of suction dredging, where the total motive power of any dredge does not exceed 13 horsepower (10 kilowatt);</li> <li>d. The mining of aggregate for farming activities, where the total volume does not exceed 1000m<sup>3</sup> in any one year and it is not undertaken on an outstanding natural feature.</li> </ul>	P
21.4.33	<p>Mineral exploration that:</p> <ul style="list-style-type: none"> <li>a. does not involve excavation of more than 20m<sup>3</sup> in volume in any one hectare; and</li> <li>b. may involve one associated structure to be used for temporary storage of mineral exploration activity equipment, which does not exceed 30m<sup>2</sup> and a height of 3m.</li> </ul> <p>Control is reserved to:</p> <ul style="list-style-type: none"> <li>a. the adverse effects on landscape, nature conservation values and water quality;</li> <li>b. ensuring rehabilitation of the site is completed that ensures:               <ul style="list-style-type: none"> <li>i. the long-term stability of the site;</li> <li>ii. that the landforms or vegetation on finished areas are visually integrated into the landscape;</li> <li>iii. water quality is maintained;</li> <li>iv. that the land is returned to its original productive capacity;</li> </ul> </li> <li>c. that the land is rehabilitated to indigenous vegetation where the pre-existing land cover immediately prior to the exploration, comprised indigenous vegetation as determined utilising Section 33.3.3 of Chapter 33.</li> <li>d. location, colour, visual prominence and the duration on site of any associated structure for temporary storage.</li> </ul>	C
21.4.34	Any mineral exploration or mining activity other than provided for in Rules 21.4.32 and 21.4.33.	D
	<b>Industrial Activities outside the Rural Industrial Sub-Zone</b>	
21.4.35	Industrial Activities directly associated with wineries and underground cellars within a vineyard.	D
21.4.36	Industrial Activities outside the Rural Industrial Sub-Zone other than those provided for by Rule 21.4.32.	NC
	<b>Default Activity Status When Not Listed</b>	

	Table 1 – Activities – Rural Zone	Activity Status						
<b>21.4.37</b>	Any activity not otherwise provided for in Tables 1, 9, 10, 12 or 14.	NC						
	<table> <tr> <th>Rule 21.4.34 and relief sought</th><th>Appellant Court Number</th><th>Consequentially Affected Provisions</th></tr> <tr> <td>Amend all non-complying activity status provisions applying to land use and development within SASZs to discretionary.</td><td><del>Cardrona Alpine Resort Limited</del> <del>ENV-2018-CHC-117</del> (Resolved by the Environment Court)</td><td></td></tr> </table>	Rule 21.4.34 and relief sought	Appellant Court Number	Consequentially Affected Provisions	Amend all non-complying activity status provisions applying to land use and development within SASZs to discretionary.	<del>Cardrona Alpine Resort Limited</del> <del>ENV-2018-CHC-117</del> (Resolved by the Environment Court)		
Rule 21.4.34 and relief sought	Appellant Court Number	Consequentially Affected Provisions						
Amend all non-complying activity status provisions applying to land use and development within SASZs to discretionary.	<del>Cardrona Alpine Resort Limited</del> <del>ENV-2018-CHC-117</del> (Resolved by the Environment Court)							

## 21.5 Rules – General Standards

	Table 2 - Standards Applying Generally in the Zone.  The following standards apply to any of the activities described in Tables 1, 9, 10, 12 and 14 in addition to the specific standards in Tables 3- 8, 11, 13 and 15 unless otherwise stated.	Non-compliance Status
<b>21.5.1</b>	<p>Setback from Internal Boundaries</p> <p>The setback of any building from internal boundaries shall be 15m.</p> <p>Except this rule shall not apply within the Rural Industrial Sub-Zone. Refer to Table 11.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. rural amenity and landscape character;</li> <li>b. privacy, outlook and amenity from adjoining properties.</li> </ul>

	<b>Table 2 - Standards Applying Generally in the Zone.</b>  <b>The following standards apply to any of the activities described in Tables 1, 9, 10, 12 and 14 in addition to the specific standards in Tables 3- 8, 11, 13 and 15 unless otherwise stated.</b>	<b>Non-compliance Status</b>
<b>21.5.2</b>	<b>Setback from Roads</b>  The setback of any building from a road boundary shall be 20m, except, the minimum setback of any building from State Highway 6 between Lake Hayes and the Shotover River shall be 50m. The minimum setback of any building for other sections of State Highway 6 where the speed limit is 70 km/hr or greater shall be 40m.	RD  Discretion is restricted to: <ul style="list-style-type: none"> <li>a. rural Amenity and landscape character;</li> <li>b. open space;</li> <li>c. the adverse effects on the proposed activity from noise, glare and vibration from the established road.</li> <li>d. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road, any adverse effects on that infrastructure.</li> </ul>
<b>21.5.3</b>	<b>Setback from Neighbours of Buildings Housing Animals</b>  The setback from internal boundaries for any building housing animals shall be 30m.	RD  Discretion is restricted to: <ul style="list-style-type: none"> <li>a. odour;</li> <li>b. noise;</li> <li>c. dust;</li> <li>d. vehicle movements.</li> </ul>
<b>21.5.4</b>	<b>Setback of buildings from Water bodies</b>  The minimum setback of any building from the bed of a wetland, river or lake shall be 20m.	RD  Discretion is restricted to: <ul style="list-style-type: none"> <li>a. indigenous biodiversity values;</li> <li>b. visual amenity values;</li> <li>c. landscape and natural character;</li> <li>d. open space;</li> <li>e. whether the waterbody is subject to flooding or natural hazards and any mitigation to manage</li> </ul>

	<b>Table 2 - Standards Applying Generally in the Zone.</b>  <b>The following standards apply to any of the activities described in Tables 1, 9, 10, 12 and 14 in addition to the specific standards in Tables 3- 8, 11, 13 and 15 unless otherwise stated.</b>	<b>Non-compliance Status</b>
		the adverse effects of the location of the building.
<b>21.5.5</b>	<p><b>Airport Noise – Wānaka Airport</b></p> <p>Alterations or additions to existing buildings, or construction of a building on a building platform approved before 20 October 2010, that contain an Activity Sensitive to Aircraft Noise and are within the Outer Control Boundary, must be designed to achieve an internal design sound level of 40 dB Ldn, based on the 2036 noise contours, at the same time as meeting the ventilation requirements in Rule 36.6.2, Chapter 36. Compliance can either be demonstrated by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the internal design sound level, or by installation of mechanical ventilation to achieve the requirements in Rule 36.6.2, Chapter 36.</p>	NC
<b>21.5.6</b>	<p><b>Airport Noise – Alteration or Addition to Existing Buildings (excluding any alterations or additions to any non-critical listening environment) within the Queenstown Airport Noise Boundaries</b></p> <ol style="list-style-type: none"> <li>Within the Queenstown Airport Air Noise Boundary (ANB) - Alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise must be designed to achieve an Indoor Design Sound Level of 40 dB Ldn, within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance must be demonstrated by either adhering to the sound insulation requirements in Rule 36.6.1 of Chapter 36 and installation of mechanical ventilation to achieve the requirements in Rule 36.6.2 of Chapter 36, or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.</li> <li>Between the Queenstown Airport Outer Control Boundary and the ANB – Alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise must be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance must be demonstrated by either installation of mechanical</li> </ol>	NC

	<b>Table 2 - Standards Applying Generally in the Zone.</b>  <b>The following standards apply to any of the activities described in Tables 1, 9, 10, 12 and 14 in addition to the specific standards in Tables 3- 8, 11, 13 and 15 unless otherwise stated.</b>	Non-compliance Status						
	<p>ventilation to achieve the requirements in Rule 36.6.2 of Chapter 36 or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.</p> <p>Standards (a) and (b) exclude any alterations or additions to any non-critical listening environment.</p>							
<b>21.5.7</b>	<p><b>Lighting and Glare</b></p> <p><b>21.5.7.1</b> All fixed exterior lighting must be directed away from adjoining sites and roads; and</p> <p><b>21.5.7.2</b> No activity on any site will result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site, provided that this rule shall not apply where it can be demonstrated that the design of adjacent buildings adequately mitigates such effects.</p> <p><b>21.5.7.3</b> There must be no upward light spill.</p> <p>Except this rule shall not apply within the Ski Area Sub-Zones.</p> <table border="1"> <thead> <tr> <th>Rule 21.5.7 and relief sought</th><th>Appellant Court Number</th><th>Consequentially Affected Provisions</th></tr> </thead> <tbody> <tr> <td>Amend all non-complying activity status provisions applying to land use and development within SASZs to discretionary.</td><td><del>Cardrona Alpine Resort Limited</del> <del>ENV 2018-CHC 117</del> (Consent order issued)</td><td></td></tr> </tbody> </table>	Rule 21.5.7 and relief sought	Appellant Court Number	Consequentially Affected Provisions	Amend all non-complying activity status provisions applying to land use and development within SASZs to discretionary.	<del>Cardrona Alpine Resort Limited</del> <del>ENV 2018-CHC 117</del> (Consent order issued)		NC
Rule 21.5.7 and relief sought	Appellant Court Number	Consequentially Affected Provisions						
Amend all non-complying activity status provisions applying to land use and development within SASZs to discretionary.	<del>Cardrona Alpine Resort Limited</del> <del>ENV 2018-CHC 117</del> (Consent order issued)							

## 21.6 Rule – Standards for Farm Activities

	<b>Table 3 – Standards for Farm Activities.</b> <b>The following standards apply to Farm Activities.</b>	<b>Non- compliance Status</b>
<b>21.6.1</b>	Dairy Farming (Milking Herds, Dry Grazing and Calf Rearing)  All effluent holding tanks, effluent treatment and effluent storage ponds, must be located at least 300 metres from any formed road or adjoining property.	RD  Discretion is restricted to:  a. odour; b. visual prominence; c. landscape character; d. effects on surrounding properties.
<b>21.6.2</b>	Factory Farming (excluding the boarding of animals)  Factory farming (excluding the boarding of animals) must be located at least 2 kilometres from a Residential, Rural Residential, Rural Lifestyle, Town Centre, Local Shopping Centre Zone, Millbrook Resort Zone, Waterfall Park Zone or Jacks Point Zone.	D
<b>21.6.3</b>	Factory Farming of Pigs  <b>21.6.3.1</b> The number of housed pigs must not exceed 50 sows or 500 pigs of mixed ages;  <b>21.6.3.2</b> Housed pigs must not be located closer than 500m from a property boundary;  <b>21.6.3.3</b> The number of outdoor pigs must not exceed 100 pigs and their progeny up to weaner stage;  <b>21.6.3.4</b> Outdoor sows must be ringed at all times; and/or  <b>21.6.3.5</b> The stocking rate of outdoor pigs must not exceed 15 pigs per hectare, excluding progeny up to weaner stage.	NC
<b>21.6.4</b>	Factory farming of poultry  <b>21.6.4.1</b> The number of birds must not exceed 10,000 birds.  <b>21.6.4.2</b> Birds must be housed at least 300m from a site boundary.	NC

## 21.7 Rules – Standards for Buildings

Rule 21.7 Table 4 and relief sought		Appellant Court Number	Consequentially Affected Provisions
Amend the title of Rule 21.7 Table 4: The following standards apply to structures and buildings, other than Farm Buildings and <u>Passenger Lift Systems</u> .		<del>Mt Cardrona Station Limited</del> <del>ENV-2018-CHC-83</del> (Resolved by the Environment Court)	Rule 21.7
Amend the title of Rule 21.7 Table 4: The following standards apply to structures and buildings, other than Farm Buildings and <u>Mining Buildings</u> .		<del>New Zealand Tungsten Mining Limited</del> <del>ENV-2018-CHC-151</del> (Resolved by the Environment Court)	
	<b>Table 4 – Standards for Structures and Buildings</b>  <b>The following standards apply to structures and buildings, other than Farm Buildings.</b>	<b>Non-compliance Status</b>	
<b>21.7.1</b>	<p>Structures</p> <p>Any structure which is greater than 5 metres in length, and between 1 metre and 2 metres in height must be located a minimum distance of 10 metres from a road boundary, except for:</p> <p><b>21.7.1.1</b> Post and rail, post and wire and post and mesh fences, including deer fences;</p> <p><b>21.7.1.2</b> Any structure associated with farming activities as defined in this plan.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. effects on landscape character, views and amenity, particularly from public roads;</li> <li>b. the materials used, including their colour, reflectivity and permeability;</li> <li>c. whether the structure will be consistent with traditional rural elements.</li> <li>d. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road, any adverse effects on that infrastructure.</li> </ul>	
<b>21.7.2</b>	<p>Buildings</p> <p>Any building, including any structure larger than 5m<sup>2</sup>, that is new, relocated, altered, reclad or repainted, including containers intended to, or that</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. external appearance;</li> </ul>	

	<b>Table 4 – Standards for Structures and Buildings</b>  <b>The following standards apply to structures and buildings, other than Farm Buildings.</b>	<b>Non-compliance Status</b>			
	<p>remain on site for more than six months, and the alteration to any lawfully established building, are subject to the following:</p> <p>All exterior surfaces* must be coloured in the range of browns, greens or greys, including;</p> <p><b>21.7.2.1</b> Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and</p> <p><b>21.7.2.2</b> All other surface ** finishes except for schist, must have a light reflectance value of not greater than 30%.</p> <p><b>21.7.2.3</b> In the case of alterations to an existing building not located within a building platform, it does not increase the ground floor area by more than 30% in any ten year period.)</p> <p>Except this rule does not apply within the Ski Area Sub-Zones.</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 Council to be suitably recessive and have the same effect as achieving a light reflectance value of 30%.</p>	<p>b. visual prominence from both public places and private locations;</p> <p>c. landscape character;</p> <p>d. visual amenity.</p>			
<b>21.7.3</b>	<p><b>Building size</b></p> <p>The ground floor area of any building must not exceed 500m<sup>2</sup>.</p> <p>Except this rule does not apply to buildings specifically provided for within the Ski Area Sub-Zones.</p> <table border="1"> <tr> <td><b>Rule 21.7.3 and relief sought</b></td><td><b>Appellant Court Number</b></td><td><b>Consequently Affected Provisions</b></td></tr> </table>	<b>Rule 21.7.3 and relief sought</b>	<b>Appellant Court Number</b>	<b>Consequently Affected Provisions</b>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. external appearance;</p> <p>b. visual prominence from both public places and private locations;</p> <p>c. landscape character;</p> <p>d. visual amenity;</p> <p>e. privacy, outlook and amenity from adjoining properties.</p>
<b>Rule 21.7.3 and relief sought</b>	<b>Appellant Court Number</b>	<b>Consequently Affected Provisions</b>			



	<b>Table 4 – Standards for Structures and Buildings</b>  <b>The following standards apply to structures and buildings, other than Farm Buildings.</b>			Non-compliance Status
	<p>Amend Rule 21.7.3: The ground floor area of any building must not exceed <u>350m<sup>2</sup></u> <del>500m<sup>2</sup></del></p> <p>Except this rule...</p>	<p><del>Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56</del> (Resolved by the Environment Court)</p>		
<b>21.7.4</b>	<p><b>Building Height</b></p> <p>The maximum height shall be 8m.</p> <p>Except this rule does not apply to Passenger Lift Systems and Terminal Buildings and Stations for Passenger Lift Systems.</p>			<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. rural amenity and landscape character;</li> <li>b. privacy, outlook and amenity from adjoining properties;</li> <li>c. visual prominence from both public places and private locations.</li> </ul>
<b>21.7.5</b>	<p><b>Firefighting water and access</b></p> <p>New buildings for residential activities, where there is no reticulated water supply, or any reticulated water supply is not sufficient for fire-fighting, must have one of the following:</p> <p>either a sprinkler system installed and plumbed with a maintained static water storage supply of at least 7,000 litres available to the system, or</p> <p>water supply and access for firefighting that meets the following requirements:</p> <p><b>21.7.5.1</b> Water storage of at least 45,000 litres shall be maintained (excluding potable water storage for domestic use) with an outlet connection point that can provide 1500L/min (25 L/s) and any necessary couplings.</p> <p><b>21.7.5.2</b> A hardstand area with a minimum width of 4.5m and length of 11m located within 6m of the firefighting water supply connection point and capable of supporting a 20 tonne fire service vehicle.</p>			<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. the extent to which SNZ PAS 4509: 2008 can be met including the adequacy of the water supply;</li> <li>b. the accessibility of the firefighting water connection point for fire service vehicles;</li> <li>c. whether and the extent to which the building is assessed as a low fire risk.</li> </ul>

	<b>Table 4 – Standards for Structures and Buildings</b>  <b>The following standards apply to structures and buildings, other than Farm Buildings.</b>	<b>Non-compliance Status</b>
	<p><b>21.7.5.3</b> The connection point for the firefighting water supply must be located more than 6m and less than 90m from the building for residential activities and be accessible by emergency service vehicles during fire events.</p> <p><b>21.7.5.4</b> Access from the property road boundary to the hardstand area capable of accommodating a 20 tonne fire service vehicle.</p>	

## 21.8 Rules – Standards for Farm Buildings

	<b>Table 5 - Standards for Farm Buildings</b>  <b>The following standards apply to Farm Buildings.</b>	<b>Non- Compliance Status</b>						
<b>21.8.1</b>	<p>Construction, Extension or Replacement of a Farm Building</p> <p>The construction, replacement or extension of a farm building is a permitted activity subject to the following standards:</p> <p><b>21.8.1.1</b> The landholding the farm building is located within must be greater than 100ha; and</p> <p><b>21.8.1.2</b> The density of all buildings on the landholding, inclusive of the proposed building(s) must not exceed one farm building per 50 hectares; and</p> <p><b>21.8.1.3</b> The farm building must not be located within or on an Outstanding Natural Feature (ONF); and</p> <table border="1"> <tr> <th>Rule 21.8.1.3 and relief sought</th><th>Appellant Court Number</th><th>Consequentially Affected Provisions</th></tr> <tr> <td>Amend Rule 21.8.1.3 as follows: The farm building must not be located</td><td>New Zealand Tungsten Mining Limited</td><td></td></tr> </table>	Rule 21.8.1.3 and relief sought	Appellant Court Number	Consequentially Affected Provisions	Amend Rule 21.8.1.3 as follows: The farm building must not be located	New Zealand Tungsten Mining Limited		<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>the extent to which the scale and location of the Farm Building is appropriate in terms of: <ol style="list-style-type: none"> <li>rural amenity values;</li> <li>landscape character;</li> <li>privacy, outlook and rural amenity from adjoining properties;</li> <li>visibility, including lighting.</li> <li>Where non-compliance is pursuant to Rule 21.8.1.8, maintaining access to the infrastructure for operation, maintenance and minor upgrading.</li> </ol> </li> </ol>
Rule 21.8.1.3 and relief sought	Appellant Court Number	Consequentially Affected Provisions						
Amend Rule 21.8.1.3 as follows: The farm building must not be located	New Zealand Tungsten Mining Limited							

Table 5 - Standards for Farm Buildings			Non- Compliance Status
The following standards apply to Farm Buildings.			
	<div><div>within or on an Outstanding Natural Feature (ONF)*; and <u>* this rule does not apply to containers</u></div><div><del>ENV-2018-CHC-151</del> (Resolved by the Environment Court)</div></div>		
	<div><div><div>21.8.1.4</div><div>If located within the Outstanding Natural Landscape (ONL) the farm building must not exceed 4 metres in height and the ground floor area must not exceed 100m<sup>2</sup>; and</div></div><div><div>21.8.1.5</div><div>The farm building must not be located at an elevation exceeding 600 masl; and</div></div><div><div>21.8.1.6</div><div>If located within the Rural Character Landscape (RCL), the farm building must not exceed 5m in height and the ground floor area must not exceed 300m<sup>2</sup>; and</div></div><div><div>21.8.1.7</div><div>Farm buildings must 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.</div></div><div><div>21.8.1.8</div><div>Farm Buildings must be located a minimum distance of 10m either side from Electricity Sub-transmission Infrastructure lines or 5m from Significant Electricity Distribution Infrastructure lines as shown on the District Plan web mapping application. The setback distance shall be measured from the centre of the support structure.</div></div></div>		
21.8.2	<div><div>Exterior colours of farm buildings</div><div><div>21.8.2.1</div><div>All exterior surfaces, except for schist, must be coloured in the range of browns, greens or greys (except soffits).</div></div><div><div>21.8.2.2</div><div>Pre-painted steel, and all roofs must have a reflectance value not greater than 20%.</div></div><div><div>21.8.2.3</div><div>Surface finishes, except for schist, must have a reflectance value of not greater than 30%.</div></div></div>	<div>RD</div> <div>Discretion is restricted to:<div><div>a.</div><div>external appearance;</div></div><div><div>b.</div><div>visual prominence from both public places and private locations;</div></div><div><div>c.</div><div>landscape character.;</div></div><div><div>d.</div><div>visual amenity.</div></div></div>	

	<b>Table 5 - Standards for Farm Buildings</b>	<b>Non- Compliance Status</b>
	<b>The following standards apply to Farm Buildings.</b>	
<b>21.8.3</b>	<p>Building Height</p> <p>The height of any farm building must not exceed 10m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. rural amenity values;</li> <li>b. landscape character;</li> <li>c. privacy, outlook and amenity from adjoining properties.</li> </ul>
<b>21.8.4</b>	<p>Dairy Farming (Milking Herds, Dry Grazing and Calf Rearing)</p> <p>All milking sheds or buildings used to house, or feed milking stock must be located at least 300 metres from any adjoining property, lake, river or formed road.</p>	D

## 21.9 Rules – Standards for Commercial Activities

	<b>Table 6 - Standards for Commercial Activities</b>	<b>Non-Compliance Status</b>									
<b>21.9.1</b>	<p>Commercial recreational activities must be undertaken on land, outdoors and must not involve more than 15 persons in any one group</p> <table border="1"> <thead> <tr> <th>Rule 21.9.1 and relief sought</th><th>Appellant Court Number</th><th>Consequentially Affected Provisions</th></tr> </thead> <tbody> <tr> <td>Amend Rule 21.9.1 to increase the permitted standard to 15 persons.</td><td> <p><del>Real Journeys Limited</del>  <del>ENV-2018-CHC-131</del>            (Resolved by the Environment Court)</p> <p><del>Real Journeys (trading as Canyon Food &amp; Brew Company)</del>  <del>ENV-2018-CHC-146</del>            (Resolved by the Environment Court)</p> </td><td></td></tr> <tr> <td>Amend the Activity Status of Rule 21.9.1 to Controlled.</td><td> <p><del>Queenstown Park Limited</del>  <del>ENV-2018-CHC-127</del></p> </td><td> <p>Strategic Policy 3.3.21, Objective 21.2.1, Policy 21.2.10.1,</p> </td></tr> </tbody> </table>	Rule 21.9.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions	Amend Rule 21.9.1 to increase the permitted standard to 15 persons.	<p><del>Real Journeys Limited</del>  <del>ENV-2018-CHC-131</del>            (Resolved by the Environment Court)</p> <p><del>Real Journeys (trading as Canyon Food &amp; Brew Company)</del>  <del>ENV-2018-CHC-146</del>            (Resolved by the Environment Court)</p>		Amend the Activity Status of Rule 21.9.1 to Controlled.	<p><del>Queenstown Park Limited</del>  <del>ENV-2018-CHC-127</del></p>	<p>Strategic Policy 3.3.21, Objective 21.2.1, Policy 21.2.10.1,</p>	D
Rule 21.9.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions									
Amend Rule 21.9.1 to increase the permitted standard to 15 persons.	<p><del>Real Journeys Limited</del>  <del>ENV-2018-CHC-131</del>            (Resolved by the Environment Court)</p> <p><del>Real Journeys (trading as Canyon Food &amp; Brew Company)</del>  <del>ENV-2018-CHC-146</del>            (Resolved by the Environment Court)</p>										
Amend the Activity Status of Rule 21.9.1 to Controlled.	<p><del>Queenstown Park Limited</del>  <del>ENV-2018-CHC-127</del></p>	<p>Strategic Policy 3.3.21, Objective 21.2.1, Policy 21.2.10.1,</p>									

Table 6 - Standards for Commercial Activities				Non-Compliance Status
		(Resolved by the Environment Court)		
21.9.2	Home Occupation			RD
	21.9.2.1	The maximum net floor area of home occupation activities must not exceed 150m².		Discretion is restricted to:  a. the nature, scale and intensity of the activity in the context of the surrounding rural area; b. visual amenity from neighbouring properties and public places; c. noise, odour and dust; d. the extent to which the activity requires a rural location because of its link to any rural resource in the Rural Zone; e. access safety and transportation effects.
	21.9.2.2	Goods materials or equipment must not be stored outside a building.		
	21.9.2.3	All manufacturing, altering, repairing, dismantling or processing of any goods or articles must be carried out within a building.		
21.9.3	Roadside Stalls			D
	21.9.3.1	The ground floor area of the roadside stall must not exceed 5m².		
	21.9.3.2	The height must not exceed 2m2;		
	21.9.3.3	The minimum sight distance from the roadside stall access must be at least 200m;		
	21.9.3.4	The roadside stall must not be located on legal road reserve		
21.9.4	Retail Sales			RD
	Buildings that have a gross floor area that is greater than 25m2 to be used for retail sales identified in Table 1 must be setback from road boundaries by at least 30m.			Discretion is restricted to:  a. landscape character and visual amenity; b. access safety and transportation effects; c. on-site parking.
21.9.5	Residential Visitor Accommodation where:			C
	21.9.5.1	The total nights of occupation by paying guests on a site do not exceed a cumulative total of 120 nights per annum from the date of initial registration.		Control is reserved to:  a. The location, nature and scale of the activities;

	Table 6 - Standards for Commercial Activities	Non-Compliance Status						
	<p>21.9.5.2 The activity is registered with Council prior to commencement.</p> <p>21.9.5.3 Up to date records of the Residential Visitor Accommodation activity are kept, including a record of the date and duration of guest stays and the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours’ notice.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours’ notice, in order to monitor compliance with rules 21.9.5.1 to 21.9.5.3.</p> <table><tr><th>Rule 21.9.5 and relief sought</th><th>Appellant Court Number</th></tr><tr><td>Delete Standards 21.9.5 and 21.9.6 which impose restrictions on residential visitor accommodation and homestays in the Rural Zone, so that RVA and homestay activities are permitted in the Rural Zone without limitation.</td><td><del>Glencoe Station Ltd</del> <del>ENV-2019-CHC-078</del> Consent order issued</td></tr><tr><td>Delete Standards 21.9.5 and 21.9.6 which impose restrictions on residential visitor accommodation and homestays in the Rural Zone, so that RVA and homestay activities are permitted in the Rural Zone without limitation.</td><td><del>Glendhu Bay Trustees Ltd</del> <del>ENV-2019-CHC-081</del> Consent order issued</td></tr></table>	Rule 21.9.5 and relief sought	Appellant Court Number	Delete Standards 21.9.5 and 21.9.6 which impose restrictions on residential visitor accommodation and homestays in the Rural Zone, so that RVA and homestay activities are permitted in the Rural Zone without limitation.	<del>Glencoe Station Ltd</del> <del>ENV-2019-CHC-078</del> Consent order issued	Delete Standards 21.9.5 and 21.9.6 which impose restrictions on residential visitor accommodation and homestays in the Rural Zone, so that RVA and homestay activities are permitted in the Rural Zone without limitation.	<del>Glendhu Bay Trustees Ltd</del> <del>ENV-2019-CHC-081</del> Consent order issued	<p>b. The management of noise, rubbish, recycling and outdoor activities;</p> <p>c. Guest management and complaints procedures;</p> <p>d. The keeping of records of the Residential Visitor Accommodation use, and availability of records for Council inspection; and</p> <p>e. Monitoring requirements, including imposition of an annual monitoring charge.</p>
Rule 21.9.5 and relief sought	Appellant Court Number							
Delete Standards 21.9.5 and 21.9.6 which impose restrictions on residential visitor accommodation and homestays in the Rural Zone, so that RVA and homestay activities are permitted in the Rural Zone without limitation.	<del>Glencoe Station Ltd</del> <del>ENV-2019-CHC-078</del> Consent order issued							
Delete Standards 21.9.5 and 21.9.6 which impose restrictions on residential visitor accommodation and homestays in the Rural Zone, so that RVA and homestay activities are permitted in the Rural Zone without limitation.	<del>Glendhu Bay Trustees Ltd</del> <del>ENV-2019-CHC-081</del> Consent order issued							
21.9.6	<p>Homestay</p> <p>21.9.6.1 The total number of paying guests on a site does not exceed five per night.</p> <p>21.9.6.2 The Council is notified in writing prior to the commencement of a Homestay activity</p> <p>21.9.6.3 Up to date records of the Homestay activity must be kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the Council at 24 hours’ notice.</p> <p>Note: The Council may request that records are made available to the Council for inspection at 24 hours’ notice, in order to monitor compliance with rules 21.9.6.1 to 21.9.6.3.</p>	<p>C</p> <p>Control is reserved to:</p> <p>a. The location, nature and scale of the activities;</p> <p>b. The management of noise, rubbish, recycling and outdoor activities;</p> <p>c. The keeping of records of Homestay use, and availability of records for Council inspection; and</p> <p>d. Monitoring requirements, including imposition of an annual monitoring charge.</p>						

	Table 6 - Standards for Commercial Activities		Non-Compliance Status
	<b>Rule 21.9.6 and relief sought</b>	<b>Appellant</b> Court Number	
	Delete Standards 21.9.5 and 21.9.6 which impose restrictions on residential visitor accommodation and homestays in the Rural Zone, so that RVA and homestay activities are permitted in the Rural Zone without limitation.	<del>Glencoe Station Ltd</del> <del>ENV-2019-CHC-078</del> Consent order issued	
	Delete Standards 21.9.5 and 21.9.6 which impose restrictions on residential visitor accommodation and homestays in the Rural Zone, so that RVA and homestay activities are permitted in the Rural Zone without limitation.	<del>Glendhu Bay Trustees Ltd</del> <del>ENV-2019-CHC-081</del> Consent order issued	

## 21.10 Rules – Standards for Informal Airports

	Table 7 - Standards for Informal Airports	Non-compliance Status						
21.10.1	Informal Airports Located on Public Conservation and Crown Pastoral Land	D						
	<p><b>21.10.1.1</b> Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities, or the Department of Conservation or its agents are permitted activities and rules 21.10.1.2 to 21.10.1.4 do not apply.</p> <p>Informal airports that comply with the following standards shall be permitted activities:</p> <p><b>21.10.1.2</b> Informal airports located on Public Conservation Land where the operator of the aircraft is operating in accordance with a Concession issued pursuant to Section 17 of the Conservation Act 1987.</p>							
	<table><tr><th>Rule 21.10.1.1 and relief sought</th><th>Appellant Court Number</th><th>Consequentially Affected Provisions</th></tr><tr><td>Amend Rule 21.10.1.1 as follows: Informal airports located on Public Conservation Land where the operator of the aircraft is</td><td>New Zealand Tungsten Mining Limited ENV-2018-CHC-151</td><td></td></tr></table>		Rule 21.10.1.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions	Amend Rule 21.10.1.1 as follows: Informal airports located on Public Conservation Land where the operator of the aircraft is	New Zealand Tungsten Mining Limited ENV-2018-CHC-151	
	Rule 21.10.1.1 and relief sought		Appellant Court Number	Consequentially Affected Provisions				
Amend Rule 21.10.1.1 as follows: Informal airports located on Public Conservation Land where the operator of the aircraft is	New Zealand Tungsten Mining Limited ENV-2018-CHC-151							

	Table 7 - Standards for Informal Airports	Non-compliance Status						
	<p>operating in accordance with a Concession issued pursuant to Section 17 of the Conservation Act 1987 <u>or in accordance with an Access Agreement pursuant to the Crown Minerals Act 1991.</u></p> <p>(relief withdrawn)</p> <p><b>21.10.1.3</b> Informal airports located on Crown Pastoral Land where the operator of the aircraft is operating in accordance with a Recreation Permit issued pursuant to Section 66A of the Land Act 1948.</p> <table> <tr> <th>Rule 21.10.1.2 and relief sought</th><th>Appellant Court Number</th><th>Consequentially Affected Provisions</th></tr> <tr> <td>Amend Rule 21.10.1.2 as follows: Informal airports located on Crown Pastoral Land where the operator of the aircraft is operating in accordance with a Recreation Permit issued pursuant to Section 66A of the Land Act 1948 <u>or in accordance with an Access Agreement pursuant to the Crown Minerals Act 1991.</u></td><td>New Zealand Tungsten Mining Limited ENV-2018-CHC-151 (relief withdrawn)</td><td></td></tr> </table> <p><b>21.10.1.4</b> In relation to Rules 21.10.1.2 and 21.10.1.3, the informal airport shall be located a minimum distance of 500 metres from any other zone or the notional boundary of any residential unit or approved building platform not located on the same site.</p>	Rule 21.10.1.2 and relief sought	Appellant Court Number	Consequentially Affected Provisions	Amend Rule 21.10.1.2 as follows: Informal airports located on Crown Pastoral Land where the operator of the aircraft is operating in accordance with a Recreation Permit issued pursuant to Section 66A of the Land Act 1948 <u>or in accordance with an Access Agreement pursuant to the Crown Minerals Act 1991.</u>	New Zealand Tungsten Mining Limited ENV-2018-CHC-151 (relief withdrawn)		
Rule 21.10.1.2 and relief sought	Appellant Court Number	Consequentially Affected Provisions						
Amend Rule 21.10.1.2 as follows: Informal airports located on Crown Pastoral Land where the operator of the aircraft is operating in accordance with a Recreation Permit issued pursuant to Section 66A of the Land Act 1948 <u>or in accordance with an Access Agreement pursuant to the Crown Minerals Act 1991.</u>	New Zealand Tungsten Mining Limited ENV-2018-CHC-151 (relief withdrawn)							
<b>21.10.2</b>	<p>Informal Airports Located on other Rural Zoned Land</p> <p><b>21.10.2.1</b> Informal airports for emergency landings, rescues, fire-fighting and activities ancillary to farming activities are permitted activities and Rules 21.10.2.2 to 21.10.2.4 do not apply.</p>	D						



	Table 7 - Standards for Informal Airports	Non-compliance Status						
	<p>Informal Airports that comply with the following standards shall be permitted activities and Rule 36.5.11 shall not apply:</p> <p><b>21.10.2.2</b> Use of the informal airport must not exceed any of the following:<sup>1</sup></p> <ul style="list-style-type: none"> <li>a. 2 flights per day;</li> <li>b. 5 flights per week; or</li> <li>c. 12 flights per month.</li> </ul> <p><b>21.10.2.3</b> The informal airport must be located a minimum distance of 275 metres from any other zone or the notional boundary of any residential unit or approved building platform not located on the same site.</p> <p><b>21.10.2.4</b> Within 275 metres of the informal airport, flight paths must be a minimum of 250 metres from the notional boundary of any residential unit or approved building platform not located on the same site. <sup>2</sup></p> <p>Notes:</p> <p>1 For the purposes of this Rule a flight includes two aircraft movements i.e. an arrival and departure.</p> <p>2 Refer to the interpretative diagram in Schedule 21.24.</p> <table border="1"> <thead> <tr> <th>Rule 21.10.2.2 and relief sought</th><th>Appellant Court Number</th><th>Consequentially Affected Provisions</th></tr> </thead> <tbody> <tr> <td>Delete Rule 21.10.2.2 and replace as an exception to Table 7 so that emergency landings, rescues, fire-fighting and activities ancillary to farming activities are permitted activities.</td><td><del>Fairfax &amp; Others</del> <del>ENV-2018-CHC-096</del> (consent order issued) <del>Aircraft Owners and Pilots Association (NZ) Incorporated</del> <del>ENV-2019-CHC-132</del> (consent order issued)</td><td>Rule 21.10.1</td></tr> </tbody> </table>	Rule 21.10.2.2 and relief sought	Appellant Court Number	Consequentially Affected Provisions	Delete Rule 21.10.2.2 and replace as an exception to Table 7 so that emergency landings, rescues, fire-fighting and activities ancillary to farming activities are permitted activities.	<del>Fairfax &amp; Others</del> <del>ENV-2018-CHC-096</del> (consent order issued) <del>Aircraft Owners and Pilots Association (NZ) Incorporated</del> <del>ENV-2019-CHC-132</del> (consent order issued)	Rule 21.10.1	
Rule 21.10.2.2 and relief sought	Appellant Court Number	Consequentially Affected Provisions						
Delete Rule 21.10.2.2 and replace as an exception to Table 7 so that emergency landings, rescues, fire-fighting and activities ancillary to farming activities are permitted activities.	<del>Fairfax &amp; Others</del> <del>ENV-2018-CHC-096</del> (consent order issued) <del>Aircraft Owners and Pilots Association (NZ) Incorporated</del> <del>ENV-2019-CHC-132</del> (consent order issued)	Rule 21.10.1						

	Table 7 - Standards for Informal Airports	Non-compliance Status						
	<table> <tr> <th>Rule 21.10.2.3 and relief sought</th><th>Appellant Court Number</th><th>Consequently Affected Provisions (identified in red text in the relevant chapter/s)</th></tr> <tr> <td>Delete Rule 21.10.2.3</td><td><del>Fairfax &amp; Others</del> <del>ENV 2018 CHC- 096</del> (consent order issued)  <del>Aircraft Owners and Pilots and Owners Association (NZ) Incorporated</del> <del>ENV 2019 CHC- 132</del> (consent order issued)</td><td>Rule 21.10.1.4  Objective 21.2.11, Policies 21.2.11.1, 21.2.11.2 and 21.2.11.3</td></tr> </table>	Rule 21.10.2.3 and relief sought	Appellant Court Number	Consequently Affected Provisions (identified in red text in the relevant chapter/s)	Delete Rule 21.10.2.3	<del>Fairfax &amp; Others</del> <del>ENV 2018 CHC- 096</del> (consent order issued)  <del>Aircraft Owners and Pilots and Owners Association (NZ) Incorporated</del> <del>ENV 2019 CHC- 132</del> (consent order issued)	Rule 21.10.1.4  Objective 21.2.11, Policies 21.2.11.1, 21.2.11.2 and 21.2.11.3	
Rule 21.10.2.3 and relief sought	Appellant Court Number	Consequently Affected Provisions (identified in red text in the relevant chapter/s)						
Delete Rule 21.10.2.3	<del>Fairfax &amp; Others</del> <del>ENV 2018 CHC- 096</del> (consent order issued)  <del>Aircraft Owners and Pilots and Owners Association (NZ) Incorporated</del> <del>ENV 2019 CHC- 132</del> (consent order issued)	Rule 21.10.1.4  Objective 21.2.11, Policies 21.2.11.1, 21.2.11.2 and 21.2.11.3						
<b>21.10.3</b>	<p>Informal Airports associated with 'Fly-in' Events</p> <p>Informal airports that comply with the following standard are permitted activities and are not subject to Rules 21.10.1, 21.10.2 and 36.5.10:</p> <p><b>21.10.3.1</b> Informal airports associated with "fly-in" events<sup>1</sup> administered by the Aircraft Owners and Pilots Association of New Zealand (AOPA) provided the following standards are met:</p> <ul style="list-style-type: none"> <li>a. there are not more than 6 events per calendar year;</li> <li>b. there is not more than 1 event at any Informal Airport per month;</li> <li>c. the AOPA has notified the Council's Planning Department of the event;<sup>2</sup> and</li> <li>d. Informal airports are located within the Outstanding Natural Landscape as identified on the District Plan web mapping application.</li> </ul> <p>Notes:</p> <p>1 An event can include informal airports at more than one location.</p>	D						

	Table 7 - Standards for Informal Airports	Non-compliance Status
	2 AOPA must notify the Council at least 10 working days before each fly-in event.	

## 21.11 Deleted by Environment Court order

Rule 21.11 Table 8 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Rule 21.11, Table 8.	<del>New Zealand Tungsten Mining Limited</del> <del>ENV-2018-CHC-151</del> (Resolved by the Environment Court)	

## 21.12 Rules- Ski Area and Sub-Zone

	Table 8 - Activities in the Ski Area Sub-Zone Additional to those activities listed in Table 1.	Activity Status
<b>21.12.1</b>	Ski Area Activities	P
<b>21.12.1A</b>	Night lighting other than for night skiing	P
<b>21.12.2</b>	Construction, relocation, addition or alteration of a building  Control is reserved to: <ul style="list-style-type: none"> <li>a. location, external appearance and size, colour, visual dominance;</li> <li>b. associated earthworks, access and landscaping;</li> <li>c. provision of water supply, sewage treatment and disposal, electricity and communication services (where necessary);</li> <li>d. lighting.</li> </ul>	C
<b>21.12.3</b>	Passenger Lift Systems  Control is reserved to: <ul style="list-style-type: none"> <li>a. the extent to which the passenger lift system breaks the line and form of the landscape with special regard to skylines, ridges, hills and prominent slopes;</li> <li>b. whether the materials and colour to be used are consistent with the rural landscape of which passenger lift system will form a part;</li> <li>c. the extent of any earthworks required to construct the passenger lift system, in terms of the limitations set out in Chapter 25 Earthworks;</li> <li>d. balancing environmental considerations with operational characteristics.</li> </ul>	C
<b>21.12.4</b>	Night lighting for the purposes of night skiing	C

	<b>Table 8 - Activities in the Ski Area Sub-Zone</b> <b>Additional to those activities listed in Table 1.</b>	<b>Activity Status</b>
	Control is reserved to: <ul style="list-style-type: none"> <li>a. hours of operation;</li> <li>b. duration and intensity;</li> <li>c. impact on surrounding properties.</li> </ul>	
<b>21.12.5</b>	<p>Vehicle Testing</p> <p>In the Waiorau Snow Farm Ski Area Activity Sub-Zone; the construction of access ways and tracks associated with the testing of vehicles, their parts and accessories.</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> <li>a. gravel and silt run off;</li> <li>b. stormwater, erosion and siltation;</li> <li>c. the sprawl of tracks and the extent to which earthworks modify the landform;</li> <li>d. stability of over-steepened embankments.</li> </ul>	C
<b>21.12.6</b>	<p>Retail activities ancillary to Ski Area Activities</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> <li>a. location;</li> <li>b. hours of operation with regard to consistency with ski-area activities;</li> <li>c. amenity effects, including loss of remoteness or isolation;</li> <li>d. traffic congestion, access and safety;</li> <li>e. waste disposal;</li> <li>f. cumulative effects.</li> </ul>	C
<b>21.12.7</b>	<p>Ski Area Sub-Zone Accommodation</p> <p>Comprising a duration of stay of up to 6 months in any 12-month period and including worker accommodation.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. scale and intensity and whether these would have adverse effects on amenity, including loss of remoteness or isolation;</li> <li>b. location, including whether that because of the scale and intensity the visitor accommodation should be located near the base building area (if any);</li> <li>c. parking;</li> <li>d. provision of water supply, sewage treatment and disposal;</li> <li>e. cumulative effects;</li> <li>f. natural hazards.</li> </ul>	RD
<b>21.12.8</b>	Earthworks, buildings and infrastructure within the No Building and Earthworks Line in the Remarkables Ski Area Sub-Zone	PR

	<b>Table 8 - Activities in the Ski Area Sub-Zone</b> <b>Additional to those activities listed in Table 1.</b>	<b>Activity Status</b>
<b>21.12.9</b>	Earthworks, buildings and infrastructure within the Building Restriction Area in the Anderson Basin in the Cardrona Ski Area Sub-Zone	NC
<b>21.12.10</b>	Ski Area Sub-Zone Accommodation and Retail activities ancillary to Ski Area Activities in the Anderson Basin in the Cardrona Ski Area Sub-Zones	NC

## 21.12A Standards for activities within the Ski Area Sub-Zone

	<b>Table 9 – Standards for activities within the Ski Area Sub-Zone</b> <b>These Standards apply to activities listed in Table 9.</b>	<b>Non-Compliance Status</b>
<b>21.12A.1</b>	<p>Night lighting other than for night skiing</p> <p>All fixed exterior lighting other than for night skiing as identified in Rule 21.12.4:</p> <p>21.12A.1.1 Must be directed away from adjoining sites and roads</p> <p>21.12A.1.2 Must not result in greater than 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site, provided that this rule shall not apply where it can be demonstrated that the design of adjacent buildings adequately mitigates such effects.</p> <p>21.12A.1.3 There must be no upward light spill</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. hours of operation;</li> <li>b. duration and intensity;</li> <li>c. impact on surrounding properties;</li> <li>d. effect on views of the night sky.</li> </ul>

## 21.13 Rules – Activities in Rural Industrial Sub-Zone

	<b>Table 10 – Activities in Rural Industrial Sub-Zone</b> <b>Additional to those activities listed in Table 1.</b>	<b>Activity Status</b>
<b>21.13.1</b>	Retail activities within the Rural Industrial Sub-Zone that involve the sale of goods produced, processed or manufactured on site or ancillary to Rural Industrial activities that comply with Table 11.	P
<b>21.13.2</b>	Administrative offices ancillary to and located on the same site as Rural Industrial activities being undertaken	P

	within the Rural Industrial Sub-Zone that comply with Table 11.					
21.13.3	Rural Industrial Activities within a Rural Industrial Sub-Zone that comply with Table 11.	P				
21.13.4	Buildings for Rural Industrial Activities within the Rural Industrial Sub-Zone that comply with Table 11.	P				
21.13.5	Landscaping within the Building Restriction Areas identified on the District Plan web mapping application at Luggate	RD  Discretion is restricted to:  a. The development of a landscape planting plan identifying the proposed species, their height at planting and maturity, density and coverage;  b. The extent to which any landscaping will screen building and activities, including any goods, materials, vehicles or machinery when viewed from public places;  c. The development of a landscape management and maintenance plan identifying the programme of maintenance, including ownership, over no less than a 5 year timeframe; and  d. The need for breaks in screening to facilitate access into the site from Church Road.				
21.13.6	<div>Any Building, Outdoor Storage or Outdoor Waste Storage within a Building Restriction Area that is identified on the District Plan web mapping application at Luggate</div> <table><tr><th>Rule 25.13.6 and relief sought</th><th>Appellant Court Number</th></tr><tr><td>Site-specific relief as part of a rezoning:  Amend Rule 21.13.6 as follows:  21.13.6 Any Building, Outdoor Storage or Outdoor Waste Storage within a Building Restriction Area that is identified on the District</td><td>Upper Clutha Transport Limited ENV-2021-CHC-047 (Resolved by the Environment Court)</td></tr></table>	Rule 25.13.6 and relief sought	Appellant Court Number	Site-specific relief as part of a rezoning:  Amend Rule 21.13.6 as follows:  21.13.6 Any Building, Outdoor Storage or Outdoor Waste Storage within a Building Restriction Area that is identified on the District	Upper Clutha Transport Limited ENV-2021-CHC-047 (Resolved by the Environment Court)	NC
Rule 25.13.6 and relief sought	Appellant Court Number					
Site-specific relief as part of a rezoning:  Amend Rule 21.13.6 as follows:  21.13.6 Any Building, Outdoor Storage or Outdoor Waste Storage within a Building Restriction Area that is identified on the District	Upper Clutha Transport Limited ENV-2021-CHC-047 (Resolved by the Environment Court)					

	Plan web mapping application at Luggate <u>except for the establishment of a fuel stop with associated signage and canopy that is associated with and ancillary to a rural industrial activity located on the same site.</u>	
<b>21.13.7</b>	Buildings within Activity Area 1 identified on the District Plan web mapping application at Luggate	NC

## 21.14 Rules – Standards for Activities within Rural Industrial Sub-Zone

	<b>Table 11 – Standards for activities within the Rural Industrial Sub Zone</b>  <b>These Standards apply to activities listed in Table 1 and Table 10.</b>	Non Compliance Status						
<b>21.14.1</b>	<p>Buildings</p> <p>Any building, including any structure larger than 5m<sup>2</sup>, that is new, relocated, altered, reclad or repainted, including containers intended to, or that remain on site for more than six months, and the alteration to any lawfully established building are subject to the following:</p> <p>All exterior surface must be coloured in the range of browns, greens or greys (except soffits), including;</p> <p><b>21.14.1.1</b> Pre-painted steel and all roofs must have a reflectance value not greater than 20%; and,</p> <p><b>21.14.1.2</b> All other surface finishes must have a reflectance value of not greater than 30%.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. external appearance;</li> <li>b. visual prominence from both public places and private locations;</li> <li>c. landscape character.</li> </ul>						
<b>21.14.2</b>	<p>Building size</p> <p>The ground floor area of any building must not exceed 500m<sup>2</sup>.</p> <table border="1"> <thead> <tr> <th>Rule 21.14.2 and relief sought</th><th>Appellant Court Number</th><th>Consequentially Affected Provisions</th></tr> </thead> <tbody> <tr> <td>Amend Rule 21.14.2: The ground floor area of any building must not exceed <del>500m<sup>2</sup></del> <u>350m<sup>2</sup></u>.</td><td><del>Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56</del> (Resolved by the</td><td></td></tr> </tbody> </table>	Rule 21.14.2 and relief sought	Appellant Court Number	Consequentially Affected Provisions	Amend Rule 21.14.2: The ground floor area of any building must not exceed <del>500m<sup>2</sup></del> <u>350m<sup>2</sup></u> .	<del>Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56</del> (Resolved by the		<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. external appearance;</li> <li>b. visual prominence from both public places and private locations;</li> <li>c. visual amenity;</li> <li>d. privacy, outlook and amenity from adjoining properties.</li> </ul>
Rule 21.14.2 and relief sought	Appellant Court Number	Consequentially Affected Provisions						
Amend Rule 21.14.2: The ground floor area of any building must not exceed <del>500m<sup>2</sup></del> <u>350m<sup>2</sup></u> .	<del>Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56</del> (Resolved by the							

	<div>Environment Court)</div>	
<b>21.14.3</b>	<p><b>Building Height</b></p> <ul style="list-style-type: none"> <li>a. The height for of any industrial building must not exceed 10m, except as specified below</li> <li>b. Within Activity Area 2 identified on the District Plan web mapping application at Luggate <ul style="list-style-type: none"> <li>i. Maximum building height of 6m.</li> </ul> </li> <li>c. Within Activity Area 3 identified on the District Plan web mapping application at Luggate <ul style="list-style-type: none"> <li>i. Maximum building height of 10m.</li> </ul> </li> </ul>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. rural amenity and landscape character; and</li> <li>b. privacy, outlook and amenity from adjoining properties.</li> </ul>
<b>21.14.4</b>	<p><b>Setback from Sub-Zone Boundaries</b></p> <p>The minimum setback of any building within the Rural Industrial Sub-Zone shall be 10m from the Sub-Zone boundaries.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. the requirement for landscaping to act as a buffer between the Rural Industrial Sub-Zone and neighbouring properties and whether there is adequate room for landscaping within the reduced setback;</li> <li>b. rural amenity and landscape character;</li> <li>c. Privacy, outlook and amenity from adjoining properties.</li> </ul>
<b>21.14.5</b>	<p><b>Retail Activities</b></p> <p>Retail activities including the display of items for sale must be undertaken within a building and must not exceed 10% of the building's total floor area.</p>	<p>NC</p>



<b>21.14.6</b>	<p>Development of Land Uses</p> <p>Prior to the construction of any building, or commencement of any activity within Activity Areas 1, 2 or 3 identified on the District Plan web mapping application at Luggate, the landscaping specified in Rule 21.13.5 must be undertaken.</p>	NC
<b>21.14.7</b>	<p>Number of Buildings and Total Building Coverage. (for landscape and visual amenity related matters)</p> <ul style="list-style-type: none"> <li>a. There shall be no more than five (5) buildings in total within Activity Areas 2 and 3 identified on the District Plan web mapping application at Luggate; and</li> <li>b. The maximum ground floor area of any building within Activity Areas 2 or 3 identified on the District Plan web mapping application at Luggate shall be 500m<sup>2</sup>.</li> </ul>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. External appearance; and</li> <li>b. Landscape effects; and</li> <li>c. Visual amenity effects of the height, scale, location and appearance of the buildings when viewed from adjacent sites, roads and public places; and</li> <li>d. Privacy, outlook and amenity from adjoining properties.</li> </ul>
<b>21.14.8</b>	<p>Total Building Coverage (for transport related matters)</p> <p>Total building coverage within the Activity Areas 1, 2 or 3 identified on the District Plan web mapping application at Luggate shall not exceed a cumulative total Gross Floor Area of 10,000m<sup>2</sup>.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. Effects on the transport network;</li> <li>b. Access, onsite manoeuvring and loading; and</li> <li>c. Any necessary roading upgrades.</li> </ul>

## 21.15 Rules – Activities on the Surface of Lakes and Rivers

	Table 12 - Activities on the Surface of Lakes and Rivers	Activity Status
<b>21.15.1</b>	Activities on the surface of lakes and river not otherwise controlled or restricted by rules in Table 13.	P
<b>21.15.2</b>	Motorised Recreational and Commercial Boating Activities	P

	The use of motorised craft for the purpose of emergency search and rescue, hydrological survey, public scientific research, resource management monitoring or water weed control, or for access to adjoining land for farming activities.	
<b>21.15.3</b>	<p>Motorised Recreational Boating Activities</p> <p>Hāwea River, motorised recreational boating activities on no more than six (6) days in each year subject to the following conditions:</p> <ol style="list-style-type: none"> <li>at least four (4) days of such activity are to be in the months January to April, November and December;</li> <li>the Jet Boat Association of New Zealand (“JBANZ”) (JBANZ or one of the Otago and Southland Branches as its delegate) administers the activity on each day;</li> <li>the prior written approval of Central Otago Whitewater Inc is obtained if that organisation is satisfied that none of its member user groups are organising activities on the relevant days; and</li> <li>JBANZ gives two (2) calendar months written notice to the Council’s Harbour-Master of both the proposed dates and the proposed operating schedule;</li> <li>the Council’s Harbour-Master satisfies himself that none of the regular kayaking, rafting or other whitewater (non-motorised) river user groups or institutions (not members of Central Otago Whitewater Inc) were intending to use the Hāwea River on that day, and issues an approved operating schedule;</li> <li>JBANZ carries out, as its expense, public notification on two occasions 14 and 7 days before the proposed jet boating;</li> <li>public notification for the purposes of (f ) means a public notice with double-size font heading in both the Otago Daily Times and the Southland Times, and written notices posted at the regular entry points to the Hāwea River.</li> </ol>	P
<b>21.15.4</b>	Minor repairs, maintenance or alterations of existing operational jetties and moorings.	P
<b>21.15.5</b>	<p>Jetboat Race Events</p> <p>Jetboat Race Events on the Clutha River, between the Lake Outlet boat ramp and the Albert Town road bridge not exceeding 6 race days in any calendar year.</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> <li>the date, time, duration and scale of the jetboat race event, including its proximity to other such events, such as to avoid or mitigate adverse effects on residential and recreational activities in the vicinity;</li> <li>the adequacy of public notice of the event;</li> <li>public safety.</li> </ol>	C
<b>21.15.6</b>	<p>Public water ferry services</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>Effects on the transport network.</li> </ul>	RD

	<ul style="list-style-type: none"> <li>• Effects on navigational safety.</li> <li>• Location, scale, and intensity of the activity.</li> <li>• Effects on landscape and amenity values.</li> <li>• Congestion and safety, including effects on other commercial operators and recreational users.</li> <li>• Waste disposal.</li> <li>• Cumulative effects.</li> </ul>							
<b>21.15.7</b>	<p>Jetties and Moorings in the Frankton Arm</p> <p>Jetties and moorings in the Frankton Arm, identified as the area located to the east of the Outstanding Natural Landscape line as shown on the District Plan web mapping application.</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>whether they are dominant or obtrusive elements in the shore scape or lake view, particularly when viewed from any public place, including whether they are situated in natural bays and not headlands;</li> <li>whether the structure causes an impediment to craft manoeuvring and using shore waters.</li> <li>the degree to which the structure will diminish the recreational experience of people using public areas around the shoreline;</li> <li>the effects associated with congestion and clutter around the shoreline. Including whether the structure contributes to an adverse cumulative effect;</li> <li>whether the structure will be used by a number and range of people and craft, including the general public;</li> <li>the degree to which the structure would be compatible with landscape and amenity values, including colour, materials, design;</li> <li>whether the structure enables the use of public water ferry services and/or water based transport.</li> </ol> <table border="1"> <thead> <tr> <th>Rule 21.15.6 and relief sought</th><th>Appellant Court Number</th><th>Consequentially Affected Provisions</th></tr> </thead> <tbody> <tr> <td>Amend Rule 21.15.6 to provide for “public” jetties and moorings as a Controlled Activity, and apply the current matters of discretion in points a, b and f as matters for control.</td><td>Queenstown Wharves GP Limited <del>ENV-2018-CHC-142</del> (Resolved by the Environment Court)</td><td>Policy 6.3.30</td></tr> </tbody> </table>	Rule 21.15.6 and relief sought	Appellant Court Number	Consequentially Affected Provisions	Amend Rule 21.15.6 to provide for “public” jetties and moorings as a Controlled Activity, and apply the current matters of discretion in points a, b and f as matters for control.	Queenstown Wharves GP Limited <del>ENV-2018-CHC-142</del> (Resolved by the Environment Court)	Policy 6.3.30	RD
Rule 21.15.6 and relief sought	Appellant Court Number	Consequentially Affected Provisions						
Amend Rule 21.15.6 to provide for “public” jetties and moorings as a Controlled Activity, and apply the current matters of discretion in points a, b and f as matters for control.	Queenstown Wharves GP Limited <del>ENV-2018-CHC-142</del> (Resolved by the Environment Court)	Policy 6.3.30						

21.15.8	<p>Structures and Moorings</p> <p>Subject to Rule 21.15.8 any structure or mooring that passes across or through the surface of any lake or river or is attached to the bank of any lake and river, other than where fences cross lakes and rivers.</p> <table border="1"> <thead> <tr> <th data-bbox="395 461 746 555">Rule 21.15.7 and relief sought</th><th data-bbox="754 461 914 555">Appellant Court Number</th><th data-bbox="922 461 1329 555">Consequentially Affected Provisions</th></tr> </thead> <tbody> <tr> <td data-bbox="395 566 746 831">Amend Rule 21.15.7 to provide for “public” structures and moorings as a Controlled Activity, and apply the current matters of discretion in points a, b and f of Rule 21.15.6 as matters for control.</td><td data-bbox="754 566 914 831"><del>Queenstown Wharves GP Limited</del> <del>ENV-2018-CHC-142</del> (Resolved by the Environment Court)</td><td data-bbox="922 566 1329 831">Policy 6.3.30</td></tr> <tr> <td data-bbox="395 842 746 1397">Amend Rule 21.15.7 to clarify its application to necessary structures.</td><td data-bbox="754 842 914 1397"><del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)</td><td data-bbox="922 842 1329 1397"></td></tr> </tbody> </table>	Rule 21.15.7 and relief sought	Appellant Court Number	Consequentially Affected Provisions	Amend Rule 21.15.7 to provide for “public” structures and moorings as a Controlled Activity, and apply the current matters of discretion in points a, b and f of Rule 21.15.6 as matters for control.	<del>Queenstown Wharves GP Limited</del> <del>ENV-2018-CHC-142</del> (Resolved by the Environment Court)	Policy 6.3.30	Amend Rule 21.15.7 to clarify its application to necessary structures.	<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)		D
Rule 21.15.7 and relief sought	Appellant Court Number	Consequentially Affected Provisions									
Amend Rule 21.15.7 to provide for “public” structures and moorings as a Controlled Activity, and apply the current matters of discretion in points a, b and f of Rule 21.15.6 as matters for control.	<del>Queenstown Wharves GP Limited</del> <del>ENV-2018-CHC-142</del> (Resolved by the Environment Court)	Policy 6.3.30									
Amend Rule 21.15.7 to clarify its application to necessary structures.	<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)										
21.15.9	<p>Structures and Moorings</p> <p>Any structures or mooring that passes across or through the surface of any lake or river or attached to the bank or any lake or river in those locations on the District Plan web mapping application where such structures or moorings are shown as being non-complying.</p> <table border="1"> <thead> <tr> <th data-bbox="395 1711 746 1805">Rule 21.15.8 and relief sought</th><th data-bbox="754 1711 914 1805">Appellant Court Number</th><th data-bbox="922 1711 1329 1805">Consequentially Affected Provisions</th></tr> </thead> <tbody> <tr> <td data-bbox="395 1816 746 2076">Amend Rule 21.15.8 to provide for “public” structures and moorings as a Controlled Activity, and apply the current matters of discretion in points a, b and f of Rule 21.15.6 as matters for control.</td><td data-bbox="754 1816 914 2076"><del>Queenstown Wharves GP Limited</del> <del>ENV-2018-CHC-142</del> (Resolved by the Environment Court)</td><td data-bbox="922 1816 1329 2076">Policy 6.3.30</td></tr> </tbody> </table>	Rule 21.15.8 and relief sought	Appellant Court Number	Consequentially Affected Provisions	Amend Rule 21.15.8 to provide for “public” structures and moorings as a Controlled Activity, and apply the current matters of discretion in points a, b and f of Rule 21.15.6 as matters for control.	<del>Queenstown Wharves GP Limited</del> <del>ENV-2018-CHC-142</del> (Resolved by the Environment Court)	Policy 6.3.30	NC			
Rule 21.15.8 and relief sought	Appellant Court Number	Consequentially Affected Provisions									
Amend Rule 21.15.8 to provide for “public” structures and moorings as a Controlled Activity, and apply the current matters of discretion in points a, b and f of Rule 21.15.6 as matters for control.	<del>Queenstown Wharves GP Limited</del> <del>ENV-2018-CHC-142</del> (Resolved by the Environment Court)	Policy 6.3.30									

	Amend Rule 21.15.8 to clarify its application to necessary structures.	<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)		
<b>21.15.10</b>	<p>Motorised and non-motorised Commercial Boating Activities</p> <p>Except where otherwise limited by a rule in Table 12.</p> <p>Note: Any person wishing to commence commercial boating activities could require a concession under the QLDC Navigation Safety Bylaw. There is an exclusive concession currently granted to a commercial boating operator on the Shotover River between Edith Cavell Bridge and Tucker Beach until 1 April 2009 with four rights of renewal of five years each.</p> <p>Note: this rule does not apply to Public Water Ferry Services.</p>			D
<b>21.15.11</b>	<p>Motorised Recreational and Commercial Boating Activities</p> <p>The use of motorised craft on the following lakes and rivers is prohibited except as provided for under Rules 21.15.2 or 21.15.3.</p> <p><b>21.15.11.1</b> Hāwea River.</p> <p><b>21.15.11.2</b> Lake Hayes - Commercial boating activities only.</p> <p><b>21.15.11.3</b> Any tributary of the Dart and Rees rivers (except the Beansburn and Rockburn tributaries of the Dart River) or upstream of Muddy Creek on the Rees River.</p> <p><b>21.15.11.4</b> Young River or any tributary of the Young or Wilkin Rivers and any other tributaries of the Makarora River.</p> <p><b>21.15.11.5</b> Dingle Burn and Timaru Creek.</p> <p><b>21.15.11.6</b> The tributaries of the Hunter River.</p> <p><b>21.15.11.7</b> Hunter River during the months of May to October inclusive.</p> <p><b>21.15.11.8</b> Motatapu River.</p> <p><b>21.15.11.9</b> Any tributary of the Matukituki River.</p>			PR

	<b>21.15.11.10</b> Jet boat races on the Clutha River - More than six jet boat race days per year as allowed by Rule 21.15.5	
--	--	--

## 21.16 Rules – Standards for Surface of Lakes and Rivers

	<b>Table 13 - Standards for Surface of Lakes and Rivers</b> <b>These Standards apply to the Activities listed in Table 12.</b>	<b>Non Compliance Status</b>			
<b>21.16.1</b>	<p>Boating craft used for Accommodation</p> <p>Boating craft on the surface of the lakes and rivers may be used for accommodation, providing that:</p> <p><b>21.16.1.1</b> The craft must only be used for overnight recreational accommodation; and</p> <p><b>21.16.1.2</b> The craft must not be used as part of any commercial activity; and</p> <p><b>21.16.1.3</b> All effluent must be contained on board the craft and removed ensuring that no effluent is discharged into the lake or river.</p>	NC			
<b>21.16.2</b>	<p>Jetties and Moorings in the Frankton Arm</p> <p>Jetties and moorings in the Frankton Arm, identified as the area located to the east of the Outstanding Natural Landscape line as shown on the District Plan web mapping application.</p> <p>No new jetty within the Frankton Arm identified as the area east of the Outstanding Natural Landscape Line shall:</p> <p><b>21.16.2.1</b> Be closer than 200 metres to any existing jetty;</p> <p><b>21.16.2.2</b> Exceed 20 metres in length;</p> <p><b>21.16.2.3</b> Exceed four berths per jetty, of which at least one berth is available to the public at all times;</p> <p><b>21.16.2.4</b> Be constructed further than 200 metres from a property in which at least one of the registered owners of the jetty reside; and</p> <p><b>21.16.2.5</b> Standards 21.16.2.1 to 21.16.2.4 do not apply to jetties and moorings for Public Water Ferry Services.</p>	NC			
	<table> <tr> <td><b>Rule 21.16.2 and relief sought</b></td><td><b>Appellant Court Number</b></td><td><b>Consequentially Affected Provisions</b></td></tr> </table>	<b>Rule 21.16.2 and relief sought</b>	<b>Appellant Court Number</b>	<b>Consequentially Affected Provisions</b>	
<b>Rule 21.16.2 and relief sought</b>	<b>Appellant Court Number</b>	<b>Consequentially Affected Provisions</b>			

	Amend Rule 21.16.2 to provide for “public” jetties and moorings as a Controlled Activity, and apply the current matters of discretion in points a, b and f of Rule 21.15.6 as matters for control.	<del>Queenstown Wharves GP Limited</del> <del>ENV-2018-CHC-142</del> (Resolved by the Environment Court)	Policy 6.3.30							
21.16.3	<p>The following activities are subject to compliance with the following standards:</p> <p><b>21.16.3.1</b> Kawarau River, Lower Shotover River downstream of Tucker Beach and Lake Wakatipu within Frankton Arm – Commercial motorised craft, other than Public Water Ferry Services and water-based transport, may only operate between the hours of 0800 to 2000.</p> <table><tr><th>Rule 21.16.3.1 and relief sought</th><th>Appellant Court Number</th><th>Consequentially Affected Provisions</th></tr><tr><td>Delete Rule 21.16.3.1.</td><td><del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)</td><td></td></tr></table> <p><b>21.16.3.2</b> Lake Wānaka, Lake Hāwea and Lake Wakatipu - Commercial jetski operations must only be undertaken between the hours of 0800 to 2100 on Lakes Wānaka and Hāwea and 0800 and 2000 on Lake Wakatipu.</p> <p><b>21.16.3.3</b> Dart and Rees Rivers - Commercial motorised craft must only operate between the hours of 0800 to 1800, except that above the confluence with the Beansburn on the Dart River commercial motorised craft must only operate between the hours of 1000 to 1700.</p> <p><b>21.16.3.4</b> Dart River – The total number of commercial motorised boating activities must not exceed 26 trips in any one day. No more than two commercial</p>			Rule 21.16.3.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions	Delete Rule 21.16.3.1.	<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)		NC
Rule 21.16.3.1 and relief sought	Appellant Court Number	Consequentially Affected Provisions								
Delete Rule 21.16.3.1.	<del>Real Journeys Limited</del> <del>ENV-2018-CHC-131</del> (Resolved by the Environment Court)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Resolved by the Environment Court)									

	jet boat operators may operate upstream of the confluence of the Beansburn, other than for tramper and angler access only.	
<b>21.16.4</b>	<p>Minor repairs, maintenance or alterations of existing operational jetties and moorings shall comply with the following standards:</p> <p><b>21.16.4.1</b> any materials used must be the same, or where different, substantially similar in terms of texture and appearance, including colour; and</p> <p>21.16.4.2 any change to the scale of the jetty or mooring must not exceed 5% in any consecutive year period.</p>	D

## 21.17 Rules – Closeburn Station Activities

	Table 14 – Closeburn Station: Activities	Activities
<b>21.17.1</b>	<p>The construction of a single residential unit and any accessory building(s) within lots 1 to 6, 8 to 21 DP 26634 located at Closeburn Station.</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> <li>a. external appearances and landscaping, with regard to conditions 2.2(a), (b), (e) and (f) of resource consent RM950829;</li> <li>b. associated earthworks, lighting, access and landscaping;</li> <li>c. provision of water supply, sewage treatment and disposal, electricity and telecommunications services.</li> </ul>	C

## 21.18 Rules – Closeburn Station Standards

	Table 15 – Closeburn Station: Standards for Buildings and Structures	Non Compliance Status
<b>21.18.1</b>	<p>Setback from Internal Boundaries</p> <p><b>21.18.1.1</b> The minimum setback from internal boundaries for buildings within lots 1 to 6 and 8 to 21 DP 26634 at Closeburn Station shall be 2 metres.</p> <p><b>21.18.1.2</b> There shall be no minimum setback from internal boundaries within lots 7 and 22 to 27 DP300573 at Closeburn Station.</p>	D
<b>21.18.2</b>	Building Height	NC



	<p><b>21.18.2.1</b> The maximum height of any building, other than accessory buildings, within Lots 1 and 6 and 8 to 21 DP 26634 at Closeburn Station shall be 7m.</p> <p><b>21.18.2.2</b> The maximum height of any accessory building within Lots 1 to 6 and 8 to 21 DP 26634 at Closeburn Station shall be 5m.</p> <p><b>21.18.2.3</b> The maximum height of any building within Lot 23 DP 300573 at Closeburn Station shall be 5.5m.</p> <p><b>21.18.2.4</b> The maximum height of any building within Lot 24 DP 300573 at Closeburn Station shall be 5m.</p>	
<b>21.18.3</b>	<p>Residential Density</p> <p>In the Rural Zone at Closeburn Station, there shall be no more than one residential unit per allotment (being lots 1-27 DP 26634); excluding the large rural lots (being lots 100 and 101 DP 26634) held in common ownership.</p>	NC
<b>21.18.4</b>	<p>Building Coverage</p> <p>In lots 1-27 at Closeburn Station, the maximum residential building coverage of all activities on any site shall be 35%.</p>	NC

**21.19** *This section has been left intentionally blank*

## 21.20 Rules Non-Notification of Applications

Any application for resource consent for the following matters shall not require the written approval of other persons and shall not be notified or limited-notified:

**21.20.1.1** Controlled activity retail sales of farm and garden produce and handicrafts grown or produced on site (Rule 21.4.16), except where the access is onto a State highway.

**21.20.1.2** Controlled activity mineral exploration (Rule 21.4.30).

**21.20.1.3** Controlled activity buildings at Closeburn Station (Rule 21.17.1).

## 21.21 Assessment Matters (Landscape)

Section 21.21 and relief sought	Appellant Court Number	Consequentially Affected Provisions
Delete Section 21.21 Assessment Matters (Landscape)	<p><del>Early Planning Limited</del></p> <p><del>ENV-2018-CHC-150</del></p> <p>(Environment Court decision issued)</p> <p><del>Real Journeys Limited</del></p>	Strategic Objectives 3.2.5, 3.2.5.1 and 3.2.5.2

	<del>ENV-2018-CHC-131</del> (Environment Court decision issued)  <del>Real Journeys (trading as Go Orange Limited)</del> <del>ENV-2018-CHC-138</del> (Environment Court decision issued)  <del>Real Journeys (trading as Canyon Food &amp; Brew Company)</del> <del>ENV-2018-CHC-146</del> (Environment Court decision issued)  <del>SVZ Investments Limited</del> <del>ENV-2018-CHC-130</del> (Environment Court decision issued)	
--	---	--

## 21.21.A Application of assessment matters 21.21.1 to 21.21.3

The assessment matters in 21.21.1, 21.21.2 and 21.21.3:

- a. assist to implement the policies that those assessment matters specify or refer to but do not qualify or supplement any policies or rules;
- b. are non-exclusive matters for assessment that are identified as potentially relevant provided that:
  - i. in the case of a controlled activity, no Assessment Matter is relevant except insofar as it pertains to any matter of control specified by any relevant rule;
  - ii. in the case of a restricted discretionary activity, no Assessment Matter is relevant except insofar as it is able to be considered under any relevant rule; and
  - iii. in the case of the Ski Area Sub-Zone, no Assessment Matter is relevant unless the subdivision or development proposal is not anticipated by that Sub-Zone (as provided under Strategic Objective 3.2.5.4 (b)).

### 21.21.1 Outstanding Natural Features and Outstanding Natural Landscapes (ONF and ONL).

#### 21.21.1.1 Landscape Values

For the implementation of relevant policies including SP 3.3.2, SP 3.3.21, SP 3.3.23, SP 3.3.29, SP 3.3.30, SP 3.3.31, SP 3.3.43, SP 3.3.45, SP 3.3.46, SP 3.3.49, SP 3.3.51, 6.3.2.7, 6.3.3.1 and 6.3.3.2, 6.3.3.3, 6.3.3.5, 6.3.4.8, 21.2.1, 21.2.1.1, 21.2.1.2, 21.2.1.3, 21.2.1.7, 21.2.1.11, 21.2.9, 21.2.9.1, 21.2.9.2 and 21.2.9.3, in considering a subdivision or development proposal, the Council will have regard to:

- the landscape values identified in Schedule 21.22, where relevant;
- the landscape values identified in accordance with SP 3.3.43 and SP 3.3.45;
- whether, and to what extent, the proposal will protect Tangata Whenua values, including Tōpuni or nohoanga.

*Note: The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.*

Section 21.21.1.1 Assessment Matters and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Assessment Matter 21.21.1.1: In applying the assessment matters, <u>these will be stringently applied because</u> the Council will work from the presumption that in or on Outstanding Natural <del>Landscapes</del> <u>Features</u> and <del>Landscapes</del> <u>Features</u> , the applicable activities are inappropriate in almost all locations and that successful applications will be exceptional cases where the landscape or feature can absorb the change and where the buildings and structures and associated roading and boundary changes are reasonably difficult to see from beyond the boundary of the site the subject of application.	<del>Upper Clutha Environmental Society Incorporated</del> ENV-2018-CHC-56 (Environment Court decision issued)	
Delete Assessment Matter 21.21.1.1:	<del>Willowridge Developments Limited</del> ENV-2018-CHC-115 (Environment Court decision issued)	Policy 6.3.12, Policy 4.2.1.5, Policy 4.2.2.14
Amend Assessment Matter 21.21.1.1: In applying the assessment matters, the Council will work from the presumption that in or on Outstanding Natural Features and Landscapes, <del>the applicable activities are inappropriate in almost all locations and that</del> successful applications <u>for applicable activities</u> will be <del>exceptional</del> <u>limited to</u> cases where <u>adverse effects to</u> the landscape or feature can <u>be adequately avoided, remedied or mitigated</u> <del>absorb the change</del> and where the buildings and structures and associated roading and boundary changes <u>will not be visually prominent</u> <del>are reasonably difficult to see from</del> beyond the boundary of the site the subject of application.	<del>New Zealand Tungsten Mining Limited</del> ENV-2018-CHC-151 (Environment Court decision issued)	Strategic Objective 3.2.5.1, Strategic Policy 3.3.30, Policy 6.3.12, Rule 21.21.1.4

## 21.21.1.2 Visibility

For the implementation of relevant policies including SP 3.3.23, SP 3.3.31, SP 3.3.43, SP 3.3.45, SP 3.3.46, 6.3.2.7, 6.3.2.8, 6.3.3.1, 6.3.3.5, 6.3.4.8, 21.2.1, 21.2.1.1, 21.2.1.3, 21.2.1.11, 21.2.9, 21.2.9.1, 21.2.9.2 and 21.2.9.3, in considering a subdivision or development proposal, the Council will have regard to the extent to which:

- unformed legal roads in the vicinity of the proposal will or are likely to be used for vehicular and/or pedestrian, cycling, equestrian and other means of access;

- b. the proposal will detract from public or private views of and within Outstanding Natural Features and Outstanding Natural Landscapes;
- c. mitigation is provided by elements that are in keeping with the protection of landscape values;
- d. structures will break the line and form of any ridges, hills and slopes;
- e. any roads, access, lighting, earthworks and landscaping are visible from beyond the boundary of the site of the proposal;
- f. if the proposal would be located within a landscape that exhibits open space or has an open character, it:
  - i. will maintain open space or open character when viewed from public roads and other public places;
  - ii. is situated on a site that is within a broadly visible expanse of open landscape when viewed from any public road or public place;
  - iii. is likely to affect open space or open character values with respect to the site and the surrounding landscape;
  - iv. is situated on a site that is defined by natural elements such as topography and/or existing vegetation which may contain and mitigate any adverse effects associated with the proposal;
- g. the visibility of the proposal will contribute to adverse cumulative effects on the landscape values identified in Schedule 21.22, or identified in accordance with SP 3.3.45.

## 21.21.1.3 Design and density of development

Section 21.21.1.3 Assessment Matters and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Section 21.21.1.3:  In considering whether the proposed development will maintain or enhance the quality and character of Outstanding Natural Landscapes Features and Features Landscapes, the Council shall be satisfied of the extent to which <u>that</u> the proposed development will <u>have no more than minor adverse effects on</u> <del>affect</del> landscape quality and character, taking into account the following elements:...	<del>Upper Clutha Environmental Society Incorporated ENV-2018-CHC-56</del> (Environment Court decision issued)	

For the implementation of relevant policies including SP 3.3.23, SP 3.3.31, SP 3.3.43, SP 3.3.45, 3.3.46, 6.3.2.1, 6.3.2.7, 6.3.2.8, 6.3.3.1, 6.3.4.8, 21.2.1, 21.2.1.1, 21.2.1.2, 21.2.1.3, 21.2.1.11, 21.2.9, 21.2.9.1, 21.2.9.2 and 21.2.9.3, in considering a subdivision or development proposal, the Council will have regard to the extent to which:

- a. the proposal, including access, is designed and located in response to the identified landscape values;
- b. opportunities have been taken to aggregate built development in order to utilise common access ways, including roads, pedestrian linkages, services and open space (i.e. open space held in one title whether jointly or otherwise);

- c. there is merit in clustering any proposed building(s), building platform(s) and associated physical activity including roading, access, lighting, landscaping and earthworks within areas that are least sensitive to change;
- d. any proposed new or modified boundaries will give rise to artificial or unnatural lines in the landscape (such as planting and fence lines) which are inconsistent with identified landscape values;
- e. the design and density of the proposal contributes to adverse cumulative effects on landscape values.

## 21.21.1.4 Cumulative effects

For the implementation of relevant policies including SP 3.3.23, SP 3.3.29, SP 3.3.31, SP 3.3.43, SP 3.3.45, SP 3.3.46, 6.3.3.1, 6.3.2.7, 6.3.3.5, 21.2.1, 21.2.1.1, 21.2.1.11, 21.2.9, 21.2.9.1, 21.2.9.2 and 21.2.9.3, in considering a subdivision or development proposal, whether located within or outside any Outstanding Natural Feature or Outstanding Natural Landscape, the Council will have regard to:

- a. the soundness of the methodology applied for the consideration of cumulative effects on landscape values including as to:
  - i. whether the assessment applies measurable spatial or other limits to inform its conclusions concerning those effects (including matters of location, quantity, density and design treatment);
  - ii. how it accounts for contribution to those effects from existing, consented or permitted development within the relevant landscape character area;
- b. the outcome of an assessment of landscape capacity undertaken in accordance with SP 3.3.29 and SP 3.3.45 that is relevant to the proposal being considered;
- c. the contribution existing, consented or permitted subdivision or development (including unimplemented but existing resource consents that are likely to be implemented) makes to landscape capacity; and
- d. the effect the proposal would have on landscape values and landscape capacity.

a.

Section 21.21.1.4 Assessment Matters and relief sought	Appellant Court Number	Consequently Affected Provisions
<p>Amend Assessment Matter 21.21.1.4 as follows:</p> <p>In considering whether the potential visibility of the proposed development will maintain and enhance visual amenity values, <u>visual coherence of the landscape and the integrity of the landscape, and have adverse visual effects that are no more than minor</u>, the Council shall be satisfied that:</p> <ul style="list-style-type: none"> <li>a. the extent to which the proposed development <del>will not be visible or</del> will be reasonably difficult to see when viewed from public roads and other public places. In the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use and the practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian, cycling, equestrian and other means of access;</li> <li>b. the proposed development will not be visually prominent such that it detracts from public or private views of and within</li> </ul>	<p><del>Upper Clutha</del> <del>Environmental</del> <del>Society Incorporated</del> ENV-2018-CHC-56 (Environment Court decision issued)</p>	

<p>Outstanding Natural <del>Landscapes Features</del> and <del>Landscapes Features</del>.</p> <p>c. ...</p> <p>d. the proposed development will not reduce the visual amenity values <u>or naturalness</u> of the wider landscape (not just the immediate landscape);</p> <p>e. structures will not be located where they will break the line and form of any ridges, hills and slopes;</p> <p>f. any roads, access, lighting, earthworks and landscaping will not reduce the visual amenity <u>or visual coherence</u> of the landscape <u>or degrade the naturalness of the landscape</u>.</p>		
<p>Amend Assessment Matter 21.21.1.4 as follows:</p> <p>In considering whether the potential visibility of the proposed development will maintain <del>and</del> <u>or</u> enhance visual amenity, values the Council shall be satisfied that:</p>	<p><del>New Zealand Tungsten Mining Limited</del> ENV-2018-CHC-151 (Environment Court decision issued)</p>	

Section 21.21.1.5 Assessment Matters and relief sought	Appellant Court Number	Consequentially Affected Provisions
<p>In considering the appropriateness of the design and density of the proposed development, whether and to what extent:</p> <p>a. ...</p> <p>b. there is merit in clustering the proposed building(s) or building platform(s) within areas that are least sensitive to change. <u>Where clustered development is assessed as being appropriate, consent shall be conditional on the balance of the subject site being covenanted against further subdivision and/or development in perpetuity. The covenant will only be lifted if, in the future, Council supports rezoning of the subject site;</u></p> <p>c. ...</p>	<p><del>Upper Clutha Environmental Society Incorporated</del> ENV-2018-CHC-56 (Environment Court decision issued)</p>	

Section 21.21.1.6 Assessment Matters and relief sought	Appellant Court Number	Consequentially Affected Provisions
<p>Delete Section 21.21.1.6</p>	<p><del>Upper Clutha Environmental Society Incorporated</del> ENV-2018-CHC-56 (Environment Court decision issued)</p>	

## 21.21.2 Rural Character Landscape (RCL)

### 21.21.2.1 Landscape Character

For the implementation of relevant policies including SP 3.3.2, SP 3.3.21, SP 3.3.23, SP 3.3.33, SP 3.3.34, SP 3.3.35, SP 3.3.43, SP 3.3.45, SP 3.3.46, SP 3.3.49, SP 3.3.50, SP 3.3.51, 6.3.4.1, 6.3.4.3, 6.3.4.4, 6.3.4.5, 6.3.4.10, 21.2.1, 21.2.1.1, 21.2.1.2, 21.2.1.3, 21.2.1.7, 21.2.1.11, 21.2.1.16, 21.2.9,

21.2.9.1, 21.2.9.2 and 21.2.9.3, in considering a subdivision or development proposal, the Council will have regard to:

- a. the landscape character and visual amenity values identified in Schedule 21.23, where relevant;
- b. the landscape character and visual amenity values identified in accordance with SP 3.3.45; and
- c. whether, and to what extent, the proposed development will protect Tangata Whenua values, including Tōpuni or nohoanga.

*Note: The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.*

## **21.21.2.2 Visual amenity values**

- a. For the implementation relevant policies including SP 3.3.2, SP 3.3.21, SP 3.3.23, SP 3.3.34, SP 3.3.35, SP 3.3.43, SP 3.3.45, SP 3.3.46, 6.3.2.8, 6.3.4.1, 6.3.4.3, 6.3.4.5, 6.3.4.8, 6.3.4.10, 21.2.1, 21.2.1.1, 21.2.1.3, 21.2.1.11, 21.2.9, 21.2.9.1 and 21.2.9.2, in considering a subdivision or development proposal, the Council will have regard to: whether adverse visual effects are avoided if the proposal:
  - i. 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
  - ii. forms the foreground for an Outstanding Natural Feature or Outstanding Natural Landscape when viewed from public roads;
- b. the extent to which unformed legal roads will or are likely to be used for vehicular and/or pedestrian, cycling, equestrian and other means of access;
- c. the extent to which the proposal will or is likely to detract from private views;
- d. the extent to which mitigation by any proposed method such as earthworks, landscaping and/or new planting could detract from or obstruct views of a Rural Character Landscape from both public and private locations;
- e. the extent to which the proposed development is enclosed by any confining elements of topography and/or vegetation, and the ability of these elements to reduce visibility from public and private locations;
- f. the extent to which any proposed roads, boundaries and associated planting, lighting, earthworks and landscaping will not maintain or enhance visual amenity values, with particular regard to elements that are inconsistent with the existing natural topography, character and patterns of the surrounding landscape;
- g. the extent to which any proposed new or modified boundaries follow, as far as is practicable, the natural lines of the landscape or landscape units, rather than resulting in artificial or unnatural lines in the landscape;
- h. if the proposal is proposed to be located within a landscape that exhibits open space or has an open character, the extent to which the proposal:
  - i. will maintain open space or open character when viewed from public roads and other public places;
  - ii. is situated on a site that is within a broadly visible expanse of open landscape when viewed from any public road or public place;

- iii. is likely to affect open space or open character values with respect to the site and the surrounding landscape;
- iv. is situated on a site that is defined by natural elements such as topography and/or existing vegetation which may contain and mitigate any adverse effects associated with the development;
- i. the extent to which the proposal will contribute to adverse cumulative effects on the visual amenity values identified in Schedule 21.23, or identified in accordance with SP 3.3.45.

## **21.21.2.3 Design and density of development**

- a. For the implementation of relevant policies including SP 3.3.23, SP 3.3.34, SP 3.3.35, SP 3.3.43, SP 3.3.45, SP 3.3.46, 6.3.2.1, 6.3.2.8, 6.3.4.1, 6.3.4.3, 6.3.4.4, 6.3.4.5 and 6.3.4.10, 6.3.4.11, 21.2.1, 21.2.1.1, 21.2.1.2, 21.2.1.3, 21.2.1.11, 21.2.9, 21.2.9.1 and 21.2.9.2, in considering a subdivision or development proposal, the Council will have regard to the extent to which: the proposal, including access, is designed and located in response to the identified landscape character and visual amenity values;
- b. opportunities have been taken to aggregate built development in order to utilise common access ways, including roads, pedestrian linkages, services and open space (i.e. open space held in one title whether jointly or otherwise);
- c. there is merit in clustering any proposed building(s), building platform(s) and associated physical activity including roading, access, lighting, landscaping and earthworks within areas that are least sensitive to change;
- d. the design and density of the proposal contributes to adverse cumulative effects on landscape character and visual amenity values.

## **21.21.2.4 Tangata Whenua, biodiversity and geological values**

- a. For the implementation of relevant policies including SP 3.3.43, SP 3.3.45, SP 3.3.46, SP 3.3.49, SP 3.3.50, SP 3.3.51, 6.3.2.5, 6.3.2.6, 6.3.4.1, 6.3.4.3, 21.2.1, 21.2.1.1, 21.2.1.7, 21.2.1.11, 21.2.9, 21.2.9.1 and 21.2.9.2, in considering a subdivision or development proposal, the Council will have regard to: whether and to what extent the proposal will adversely affect Tangata Whenua values including Tōpuni or nohoanga, indigenous biodiversity, geological or geomorphological values or features, and the positive effects any proposed or existing protection or regeneration of these values or features will have.

*Note: The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.*

## **21.21.2.5 Cumulative effects**

- a. For the implementation of relevant policies including SP 3.3.23, SP 3.3.34, SP 3.3.35, SP 3.3.43, SP 3.3.45, SP 3.3.46, 6.3.4.1, 6.3.4.3, 6.3.4.4, 6.3.4.5, 6.3.4.10, 21.2.1, 21.2.1.1, 21.2.1.11, 21.2.9, 21.2.9.1 and 21.2.9.2, in considering whether a subdivision or development proposal will result in adverse cumulative effects, the Council will have regard to: the soundness of the methodology applied for the assessment of cumulative effects on landscape character and visual amenity values including as to:



- i. whether the assessment applies measurable spatial or other limits to inform its conclusions concerning those effects (including matters of location, quantity, density and design treatment);
  - ii. how the assessment accounts for the contributions of existing, consented or permitted development within the relevant landscape character area;
- b. the outcome of an assessment of landscape capacity undertaken in accordance with SP 3.3.33 that is relevant to the proposal being considered;
- c. the contributions existing, consented or permitted subdivision or development within the relevant landscape character area as at 14 May 2021 (including unimplemented but existing resource consents that are likely to be implemented) makes to landscape capacity;
- d. the effect the proposal would have on landscape capacity;
- e. the availability of legal instruments designed to maintain open space in order to avoid further cumulative effects, such as covenants or consent notices, in situations where a proposed development is considered to reach the threshold of the capacity of the landscape to absorb any further development.

## 21.21.2.6 Landscape assessment methodology

- a. For the implementation of relevant policies including SP 3.3.2, SP 3.3.21, SP 3.3.23, SP 3.3.33, 3.3.34, SP 3.3.35, SP 3.3.43, SP 3.3.45, SP 3.3.46 6.3.4.1, 6.3.4.3, 6.3.4.4, 6.3.4.5, 6.3.4.8, 6.3.4.10, 21.2.1, 21.2.1.1, 21.2.1.11, 21.2.9, 21.2.9.1 and 21.2.9.2, in a Rural Character Landscape that is not a Priority Area or is a Priority Area that has not achieved the requirements of SP 3.3.33, when considering a subdivision or development proposal for the purposes of Rural Living, the Council will have regard to the quality of the landscape assessment methodology including whether it soundly: identifies a landscape character area; and
- b. identifies and encompasses the wider landscape context; and
- c. assesses the character and visual amenity values of the landscape character area and its wider landscape context; and
- d. assesses effects of the proposal on that character and those values and on related landscape capacity; and
- e. assesses the effects of cumulative subdivision and development on:
  - i. the protection of the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; and
  - ii. the maintenance of the landscape character and maintenance or enhancement of the visual amenity values of that landscape character area and within its wider landscape;
- f. applies a consistent and appropriate rating scale in accordance with SP 3.3.45; and
- g. applies best practice methodology consistently and appropriately, including as set out in any guidelines promulgated by the Council.

Section 21.21.2 Assessment Matters and relief sought	Appellant Court Number	Consequentially Affected Provisions
--	---------------------------	--

Delete Section 21.21.2	Upper Clutha Environmental Society Incorporated <del>ENV-2018-CHC-56</del> (Environment Court decision issued)	
Amend 21.21.2:  The assessment matters below have been derived from Policies 3.3.32, 6.3.10 and 6.3.19 to 6.3.29 inclusive, <u>and 6.3.37 and 6.3.38</u> . Applications shall be considered with regard to the following assessment matters because in the Rural Character Landscapes the applicable activities are unsuitable in many locations.	Queenstown Airport Corporation Limited <del>ENV-2018-CHC-093</del> (as per further particulars received) (Environment Court decision issued)	

## 21.21.3 Other factors and positive effects, applicable in all the landscape categories (ONF, ONL and RCL)

- 21.21.3.1** For the implementation of relevant policies including 6.3.2.5, 6.3.2.6, 21.2.1.1, 21.2.1.6 and 21.2.9.3, in considering a subdivision or development proposal, the Council will have regard to the extent to which indigenous biodiversity values, in particular the habitat of any threatened species, or environments identified as chronically or acutely threatened on the Land Environments New Zealand (LENZ) threatened environment status, are protected or enhanced.
- 21.21.3.2** For the implementation of policy 21.2.1.16, in considering a subdivision or development proposal, the Council will have regard to whether easements for public access such as walking, cycling or bridleways or access to lakes, rivers or conservation areas would be provided for.
- 21.21.3.3** For the implementation of policy 6.3.2.6, in considering a subdivision or development proposal, the Council will have regard to the extent to which any marginal farming land is to be retired and reverted to indigenous vegetation.
- 21.21.3.4** For the implementation of policy 21.2.5.6, in considering a mineral extraction proposal where adverse effects cannot be avoided, mitigated or remedied, the Council will have regard to the merits of any proposed environmental compensation.

Section 21.21.3.3.b Assessment Matters and relief sought	Appellant Court Number	Consequentially Affected Provisions
Amend Assessment Matter 21.21.3.3.b as follows:  whether the proposed subdivision or development would enhance the character of the landscape, or protect <del>and</del> or enhances indigenous biodiversity values, in particular the habitat of any threatened species, or land environment identified as chronically or acutely threatened on the Land Environments New Zealand (LENZ) threatened environment status;	New Zealand Tungsten Mining Limited <del>ENV-2018-CHC-151</del> (Environment Court decision issued)	

## Schedule 21.24: Interpretative Diagram Informal Airports

