

**IN THE ENVIRONMENT COURT
AT CHRISTCHURCH
I TE KŌTI TAIAO O AOTEAROA
KI ŌTAUTAHI**

Decision No. [2026] NZEnvC 54

IN THE MATTER

of the Resource Management Act 1991

AND

an appeal under clause 14 of the First
Schedule of the Act

BETWEEN

REAL GROUP LIMITED

(ENV-2021-CHC-117)

Appellant

AND

QUEENSTOWN LAKES DISTRICT
COUNCIL

Respondent

Court: Environment Judge J J M Hassan
Sitting alone under s279 of the Act
Hearing: In Chambers on the papers
Last case event: 21 November 2025
Date of Decision: 24 March 2026
Date of Issue: 24 March 2026

**DETERMINATION OF THE ENVIRONMENT COURT
BY CONSENT**

A: Under s279(1)(b) RMA,¹ the Environment Court orders, by consent, that
the provisions of the Proposed Queenstown Lakes District Plan be



¹ Resource Management Act 1991.

amended by:

- (a) inserting a new Chapter 50 Walter Peak Rural Tourism Zone and structure plan into Part Six, Special Zones; and
- (b) making the consequential changes to Chs 3, 25, 27, 31, 36 and 46, as shown in Appendix 1, attached to and forming part of this decision.

B: Under s285 RMA, there is no order as to costs. Accordingly, costs are to lie where they fall.

REASONS

Introduction

[1] This determination directs that changes be made to the proposed Queenstown Lakes District Plan (PDP) that will implement a settlement reached by appellant, Real Group Limited (RealNZ) and Queenstown Lakes District Council (QLDC). RealNZ's appeal is as part of 'Stage 3b' in this staged Plan review.

Background

[2] The appeal concerns the most appropriate zoning under the PDP for a destination tourism operation known as Walter Peak High Country Farm (Site).²

² The site is the combination of the following parcels of land: Section 4 Block III Mid Wakatipu SD, Section 5 Block III Mid Wakatipu SD, Section 3 SO 496777, Section 16 Block III Mid Wakatipu SD, Section 15 Block III Mid Wakatipu SD and the legal road to the west of that parcel, Section 17 Block III Mid Wakatipu SD, Part Section 20 Block III Mid Wakatipu SD and the legal road to the northwest of, northeast of, and that that bisects this parcel, Section 18 Block III Mid Wakatipu SD, Section 2 SO 496777, Section 1 SO 10828, Part Section 19 Block III Mid Wakatipu SD, Part Section 19 Block III Mid Wakatipu SD, Section 2 SO 10828, Part Crown Land Block II Mid Wakatipu Survey District which occupies the foreshore of Lake Wakatipu, and part of the surface of the lake adjacent to the Beach Bay foreshore.

For decades, the Site has been a feature of Queenstown's tourism economy.³ The Site and its surrounds have high natural character and high scenic values. That is as part of an extensive mapped Outstanding Natural Landscape (ONL) which includes Lake Wakatipu and the Eyre Mountains. There are a number of related operative PDP objectives and policies that implement the direction in s6(b) of the RMA as to the protection of outstanding natural features and ONLs from inappropriate subdivision, use and development.

[3] The Site includes:

- (a) 155ha of freehold land owned by Real Journeys Limited (RJ), a subsidiary company to RealNZ; and
- (b) 10ha of the land identified as Beach Bay Recreation Reserve,⁴ including a portion of marginal strip and Lake Wakatipu within Beach Bay.

[4] The Site includes several established tourism buildings and other improvements. Development within the Site has the potential to be visible from Lake Wakatipu, including the northern side of Lake Wakatipu opposite the Zone, and from Queenstown Bay.

[5] RealNZ seeks opportunity for further development. It holds various resource consents for development and also seeks appropriate PDP provision.⁵

[6] The Site has for many years been subject to a type of 'Rural Visitor Zone'

³ In 1978 it was zoned "Rural T (Tourist Development) Zone" under the notified Lakes Queenstown Wakatipu Combined District Scheme. In 1995 it was zoned "Rural Visitor Zone" under the Operative District Plan and in 2019 was zoned "Rural Visitor Zone" in the Stage 1 of the PDP.

⁴ Administered by RJ on behalf of the Department of Conservation for the Crown.

⁵ The existing environment consists of numerous existing resource consents issued by QLDC for various developments and activities associated with the operation of tourism activities and development at the Site. These include consent for a commercial airstrip and helicopter landings, subdivision and land use consent to erect a BBQ shelter with a self-contained toilet, consents to undertake alterations and extensions to existing buildings, earthworks, wharf structures, commercial recreation activities, amongst others.

(RVZ) reflective of its nature as a destination tourism operation.⁶ However, in Stage 3b of the Plan review, QLDC proposed RVZ provisions that would have significantly restricted or curtailed development rights. The PDP RVZ included a new landscape classification framework that is not used elsewhere in the PDP. It included most of the Site within a ‘High Landscape Sensitivity Area’ where policies would have discouraged development, and rules would have subjected new development proposals to public notification and classed new buildings as non-complying activities.

[7] RealNZ is the successor of a submission made by Wayfare Group Limited on the notified PDP RVZ.⁷ The submission sought, as alternative zoning outcomes, the rollover of the Operative District Plan (ODP) regime for the Site, changes to the RVZ to similar ends or replacement of the RVZ with a bespoke Walter Peak Tourism Zone (WPTZ).

[8] Only Airbnb Australia Pty Limited made a further submission on that submission.⁸ It supported pursuit of permitted activity classification of residential visitor accommodation in the RVZ.

[9] In its decisions on submissions, QLDC confirmed RVZ zoning for the Site.⁹ The decision version provisions only enabled small scale and low intensity development in a relatively small area around the existing development at Homestead Bay.

[10] RealNZ appealed that decision. The notice of appeal seeks that the RVZ be replaced with a bespoke special zone for the Site called the Walter Peak Rural Tourism Zone (WPRTZ). The notice of appeal describes this relief as serving

⁶ Land use (including residential), development and subdivision was largely enabled as a controlled activity.

⁷ Submission #31024.

⁸ Submission #31050.

⁹ *Queenstown Lakes District Council Hearing of Submissions on Stage 3 Proposed District Plan Provisions Report and Recommendations of Independent Commissioners*, Report: 20.7A “Walter Peak Zoning” (T Robinson (chair), S Dawson, G Hill & C Macleod).

RealNZ's vision of both enhancing what was offered at the Site for tourism and protecting and restoring the Site's natural values (including by extensive indigenous revegetation).¹⁰

[11] The settlement now reached between RealNZ and QLDC is in essence for the decision version RVZ regime to be replaced with a somewhat further refined WPRTZ. The settlement is supported by affidavits from four experts, each of whom have significant experience in landscape-related planning in the district, including in the development of the PDP:

- (a) Stephen Skelton, landscape architect whose initial landscape capacity and other assessment of the Site informs and underpins the structure plan design of the WPRTZ;
- (b) Yvonne Pflüger, landscape architect who worked with Mr Skelton in further refining and developing that structure plan approach and related WPRTZ provisions;
- (c) Ben Farrell, planner who undertook a detailed s32AA evaluation of the WPRTZ, including in comparison with the RVZ, and took a lead in refining and developing the provisions of the WPRTZ now agreed as most appropriate; and
- (d) Jeff Brown, planner, who peer reviewed that s32AA evaluation.

[12] In their joint memorandum in support of the settlement reached, parties report on how these experts engaged on various matters in accordance with the Code. That included their undertaking of several Site visits, participation in several expert conferencing meetings and their exchange of numerous drafts of plan provisions and versions of structure plans. QLDC officers engaged with Messrs Farrell and J Brown in their s32AA evaluation, as is reported in the joint memorandum.

¹⁰ Notice of Appeal at [16].

[13] With that expert assistance, following two days of in person mediation, the parties reached full agreement on the most appropriate zoning outcome.

[14] I am satisfied that the settlement reached is sufficiently supported by the expert analysis as I have summarised. I accept that analysis, together with the endorsement of this zoning change given by QLDC, as demonstrating that what is now agreed is the most appropriate zoning outcome. That is in terms of relevant statutory considerations as I now summarise.

Statutory framework and principles

[15] An Environment Judge sitting alone may make any order that is not opposed or that is in respect of a matter which the parties to the proceedings agree should be heard and decided on that basis.¹¹ I am satisfied all parties support the agreed outcome and that there are no issues of jurisdictional scope.

[16] I determine the appeal on a de novo basis, and have the powers, duties and discretions that QLDC had in regard to the aspects of the PDP in issue in this appeal.¹²

[17] Central to the evaluative task is whether what is sought in the settlements by way of changes to the PDP is the most appropriate for achieving the relevant Plan objectives.¹³ Further, I must have regard to QLDC's decision that is the subject of the appeal.¹⁴

Summary of the agreed WPRTZ outcome

[18] Annexure 1 to this determination sets out the package of agreed provisions for the inclusion in the PDP of the new WPRTZ as a bespoke rezoning of the Site.

¹¹ RMA, s279(1)(b), (c).

¹² RMA, s290.

¹³ RMA, ss 290, 32AA, 32.

¹⁴ RMA, s290A.

The WPRTZ will be added to PDP Part Six, Special Zones (as a new chapter 50). There would also be various consequential changes to PDP Chs 3, 25, 27, 31, 36 and 46.

Objective 50.2.1 and Zone Purpose

[19] Objective 50.2.1 would be the only WPRTZ objective, namely, to provide for visitor accommodation, commercial recreational activities, ancillary commercial activities and limited residential use of visitor accommodation units, while:

- (a) protecting the landscape values of the ONL;
- (b) maintaining and enhancing ecological values;
- (c) maintaining amenity values of the surrounding environment, enabling adequate water transport infrastructure;
- (d) providing self-sustaining servicing infrastructure;
- (e) protecting cultural values; and
- (f) avoiding significant or intolerable risks from natural hazards to people and the community.

[20] A Zone purpose statement would explain that the WPRTZ primarily provides for visitor industry activities at the existing Walter Peak High Country Farm. That is while ensuring:

- (a) protection of ONL values; and
- (b) improvement of the Peninsula area's natural environment by removal of wilding plant species, and reestablishment and maintenance of substantial areas of indigenous vegetation that have been lost to farming practices over the years.

[21] The joint memorandum and associated affidavit evidence explain how RealNZ is in the process of undertaking an extensive ecological restoration programme for the Site. This includes indigenous reforestation of some of the steeper slopes of the Von Hill landform and retention of areas of open space at higher elevations. The combined area where no development is proposed is over

130ha. In a staged manner, a total of 17.60ha of new vegetation will be planted and 8.56ha of existing mixed exotic and indigenous vegetation will be managed/enhanced together.

Structure Plan and related Activity Area controls

[22] Structure planning is central to the design of the WPRTZ. As explained, the genesis of this approach is in the initial landscape assessment work undertaken by Mr Skelton.

Controls for the protection of ONL values and for the management of visual amenity effects

[23] The Structure Plan identifies eight Activity Areas that anticipate different categories of development. Each activity area has been strategically located within less sensitive areas of the Site. Each area would serve various functions and/or activities that RealNZ wish to develop across the Site.¹⁵ The spatial layout of the Activity Areas, coupled with associated standards relating to building size, height and the total building area for each Activity Area, are designed to ensure any development reflects the respective capacity of each area to absorb that development while protecting the ONL values.

[24] Ms Pflüger's Landscape Effects Assessment (LEA)¹⁶ records that 1.56ha of land that QLDC's decision identified as being High and Moderate High Landscape sensitivity areas, will be buildable. In addition, 23.53ha of buildable area will locate within the lower landscape sensitivity areas where the Council decision previously allowed for building as a controlled activity with no proposed limit on building

¹⁵ Activity Area A (Nature Conservation and Open Space), Activity Area B (Walter Peak Farm Homestead Core), Activity Area C (Water transport Infrastructure), Activity Area D (Lakeside), Activity Area E (Functions), Activity Area F (Visitor Accommodation), Activity Area G (Staff Accommodation and Service Facilities) and Activity Area H (Staff Accommodation) (refer to 50.1.2).

¹⁶ Boffa Miskell Limited *Walter Peak Rural Tourism Zone Appeal: Landscape Effects Assessment to Support Affidavit by Yvonne Pflüger* (Report prepared for RealNZ Limited, 2025).

footprint.¹⁷

[25] The Structure Plan controls have also accounted for the potential for development at the Site to be visible from the northern side of Lake Wakatipu opposite the WPRTZ and from Queenstown Bay. To address this, the Structure Plan and related controls would require built development to be sited and designed to take advantage of natural topography, and for vegetation to be used to ensure any built development is absorbed into the landscape.¹⁸

[26] In some Activity Areas,¹⁹ landscaping and development must be staged. That is both to ensure that development of built form integrates appropriately with the surrounding landscape and that the mitigation of any adverse visual effects aligns with the timing of the respective built development. To those ends, the WPRTZ would provide for Structure Plan controls for the management of vegetation planting and management using so-termed “Vegetation Management Areas” (VMA)²⁰ and “Vegetation Management Area Plans” (VMAP).

[27] VMAs serve to require that new developments rely on indigenous vegetation plantings for visual screening and mitigation measures for the development to be appropriate.

[28] Under the proposed Ch 50 rules, land use resource consent would be needed for planting within a VMA. Once consent is granted, that approved plan is referred to as a VMAP.²¹ Where a VMAP is created, the rules would provide for built development either as a controlled or restricted discretionary activity.

[29] The joint memorandum records that these VMA and VMAP provisions will also have indigenous biodiversity benefits alongside additional ecological

¹⁷ Activity Area B1 and B2.

¹⁸ Refer to 50.1.3.

¹⁹ Activity Areas D-F.

²⁰ Activity Areas D, E, F, G, H.

²¹ Refer to 50.1.5.

planting that would occur in other parts of Activity Area ‘A1’.

Natural hazards management

[30] The Structure Plan identifies two natural hazards overlays within some Activity Areas.²² Hazards Management Areas will be used to require ongoing management of natural hazard risks and the maintenance of existing hazard mitigation measures (including natural hazard management systems and evacuation plans) for new and relocated buildings. Within an identified Natural Hazards Building Restriction Area, any new development for living purposes, including visitor accommodation, is to be avoided.

Wāhi Tupuna

[31] Parts of the WPRTZ traverse parts of two identified Wāhi Tupuna.²³ To ensure there is discretion to allow for the appropriate management of any potential threats to values held by those with manawhenua, the proposed Ch 50 provisions are designed to work in conjunction with the provisions in PDP Chs 25 (Earthworks) and 39 (Wāhi Tupuna).

Agreed consequential changes

[32] On the evidence, I am satisfied that the various agreed consequential changes sought to Chs 3, 25, 27, 31, 36, and 46 of the PDP are appropriate. These are as set out in Annexure 1 and are in summary as follows:

- (a) in Ch 3 (Strategic Direction) amendment of the definition of ‘Exception Zone’ to refer to the WPRTZ;
- (b) in Ch 25 (Earthworks) amendment to Standard 25.5.5 to include reference to the WPRTZ and to provide a new bespoke non-

²² Activity Area B1, B2 and A1.

²³ Whakatipu-wai-Māori (Lake Wakatipu); and Ka Kamū a Hakitekura (Walter Peak and Cecil Peak).

- notification clause for resource consent applications for earthworks within the WPRTZ where these are associated with a controlled activity or restricted discretionary activity for buildings;
- (c) in Ch 27 (Subdivision and Development), inclusion of a new Obj 27.3.XX and associated new Pols 27.3.XX.1, 27.3.XX.2 and 27.3.XX.3 to facilitate subdivision that accords with land use and development undertaken in accordance with the Structure Plan;
 - (d) in Ch 31 (Signs), various amendments to enable signage within the WPRTZ;
 - (e) in Ch 36 (Noise) amendments in Table 2: General Standards a new r 36.5.2 to provide specific provision for noise received within the WPRTZ and in Table 3: Specific Standards amendment to r 36.5.11 to provide for noise associated with helicopter operations within the WPRTZ; and
 - (f) in Ch 46 (Rural Visitor Zone), deletion of Objs 46.2.1 and 46.2.2 as objectives that applied just to the Site but which are no longer appropriate under the rezoning to the WPRTZ.

Evaluation

[33] I am satisfied that the settlement reached is soundly supported by the evidence.

[34] The landscape experts, Mr Skelton and Ms Pflüger, each support the Structure Plan approach and other related aspects of the WPRTZ. As I have noted, the design of the WPRTZ was informed by the work of both experts. Mr Skelton led the master planning process, initially exploring a range of conceptual land uses before developing the strategy that evolved into the settlement proposal. Ms Pflüger undertook further landscape assessment, according to *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*

and in light of associated directions in the PDP.²⁴ I am satisfied, on the basis of their affidavit evidence, that the settlement proposal has been duly informed by sound assessment of landscape, natural character and visual amenity matters.

[35] I accept the consensus of the planning evidence that the proposed WPRTZ is more appropriate for the Site than the RVZ. Given the Site's scale, and the potential for development to affect ONL values, I accept that, rather than RVZ, the Site would be better served by management under a more tailored planning framework.²⁵

[36] I accept the planners' consensus that the WPRTZ will effectively deliver on the protection of ONL values as well as better enabling socioeconomic benefits through well-designed and appropriately located visitor industry activities. The use of a Structure Plan befits the Site. In terms of efficiency, it reduces the uncertainty regarding resource consent application processes for development on the Site. It is an effective instrument for directing and confining future development of the Site to appropriate locations. That is subject to a combination of directive policies and activity statuses (permitted, controlled, or restricted discretionary).

[37] I also accept the opinion of the planners that it is appropriate that activities not anticipated by the Structure Plan would be subject to more stringent assessment, including discretionary or non-complying activity status and policies that discourage inappropriate development. The s32AA evaluation notes that the WPRTZ provisions would generate a relatively high level of resource consents. However, I agree with the planners that this is appropriate given the nature and landscape sensitivity of the Site.

[38] I am similarly satisfied that the WPRTZ provides effectively for indigenous biodiversity. That includes in the fact that within the areas identified as having a

²⁴ Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines', Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.

²⁵ B Farrell Affidavit affirmed 20 November 2025, s32AA analysis, Table 5, p 44.

Moderate-High and High landscape sensitivity resource consent as discretionary or non-complying activities would be required.²⁶ In addition, Ch 50 would direct how vegetation management should be undertaken, with regard to both protection of ONL values and avoidance or mitigation of the visual effects of development.

[39] I accept the consensus opinion of the planners that the WPRTZ will be more appropriate than alternative approaches with respect to the management of water transport infrastructure. That is through its approach in Ch 50 provisions. The previously notified Water Transport Overlay would be replaced with a rezoning of a small portion of Lake Wakatipu as 'Activity Area C'. Activity Area C generally follows the shoreline encompassing the existing waterfront area, including the main wharf, ancillary jetties, and Beach Bay. This area currently supports water-based transport and recreation activities, including the operation of vessels transporting people and goods between Queenstown and Walter Peak, most notably the TSS Earnslaw.

[40] I accept that this more targeted regime is superior in terms of principles of integrated management. That is in the fact that it better anticipates demand for appropriately designed water transport infrastructure that complements land-based development under the Structure Plan.

[41] I note that the planners agree that the WPRTZ would provide for helpful additional certainty for development investment with associated economic benefits, including in terms of local employment opportunities. The planners consider that, in those terms, the WPRTZ provisions will be demonstrably more efficient than the RVZ in achieving the relevant objectives. I accept their opinion on this.

[42] I accept the opinion of the planners that the WPRTZ is the most appropriate and preferred option to achieve the higher order strategic objectives

²⁶ As mentioned above at [24] only 1.56ha of those areas is identified as buildable area.

and policies of the PDP.²⁷

[43] The joint memorandum corrects two confined errors in two of the provisions that were agreed between Messrs Farrell and J Brown, explained as follows:

Policy 46.2.2.4(b) is shown as deleted in full. However, the policy needs to remain in the PDP as far as it applies to the Arcadia Rural Visitor Zone. The agreed change to Policy 46.2.2.4(b) is shown in the provisions attached to the draft consent order; and

The incorrect rule is shown against Rule 46.4.11. The correct rule (which is specific to Walter Peak) and that should be deleted, is shown in the version of the provisions attached to the draft consent order.

[44] The version in Annexure 1 to this determination is the corrected version as included in the joint memorandum.

Other relevant matters

[45] The joint memorandum records that all relevant parties have signed the memorandum setting out the relief sought. That accords with the court's records. I am satisfied there are no issues of jurisdictional scope.

[46] No party seeks costs, all parties agreeing that costs should lie where they fall.

Outcome

[47] For the above reasons, I accept the joint position of the parties that the agreed provisions in Annexure 1 conform to the relevant requirements and

²⁷ RMA, s32(1)(a). Specifically, Strategic objectives 3.2.1, 3.2.4, 3.2.5, 3.2.5.1, 3.2.5.4, 3.2.6, 3.2.6.1, 3.2.6.2, 3.2.6.3, 3.2.7.1.

objectives of the RMA, including in particular pt 2.

[48] For those reasons, under s279(1)(b) and (c), the appeal is allowed to the extent that QLDC is directed to amend the PDP by making the changes set out in Annexure 1, attached to, and forming part of this determination.

[49] The appeal is otherwise dismissed.



J J M Hassan
Environment Judge



APPENDIX 1

The provisions and structure plan to be inserted into Part Six, Special Zones of the Queenstown Lakes District Council Proposed District Plan as Chapter 50:

Walter Peak Rural Tourism Zone and the consequential changes to Chs 3 (Strategic Direction), 25 (Earthworks), 27 (Subdivision and Development), 31 (Signs), 36 (Noise) and 46 (Rural Visitor Zone)

Key: all of Chapter 50 is new text to be included in the PDP

50 Walter Peak Rural Tourism Zone

50.1 Zone purpose

50.1.1 The purpose of the Walter Peak Rural Tourism Zone is to primarily provide for visitor industry activities at the existing Walter Peak High Country Farm, while ensuring the protection of Outstanding Natural Landscape values from inappropriate subdivision, use and development.

This is achieved through a Structure Plan that outlines the spatial arrangement of anticipated tourism activities within the Zone, including the restoration and enhancement of indigenous vegetation.

The Structure Plan facilitates the careful siting of anticipated buildings and structures, including access trails, supported by Vegetation Management Plans (VMPs), which help mitigate the potential visibility of development and protect landscape values. These measures ensure that visitors can enjoy the Outstanding Natural Landscapes when they visit the zone.

The protection, restoration, and enhancement of indigenous vegetation will improve both the natural landscape and ecological values, which have been degraded by historic land uses.

The Zone is recognised for its historic Walter Peak Homestead grounds, which form the central core area of the zone. This area contains buildings and facilities that support a range of tourism-related activities and is accessed through the waterfront transport infrastructure in Beach Bay, served by the historic TSS Earnslaw.

Development is anticipated within the rolling topography of the peninsula area to the north and west of the core area, in carefully located positions where buildings can be absorbed by the topography and by existing and proposed indigenous vegetation.

The Zone also enables a very limited provision for the residential use of visitor accommodation units within the [Activity Area F](#).

New infrastructure, including renewable electricity generation, is anticipated to support the development of the Zone. This reflects the Zone's relative isolation from existing services and the need for self-sufficiency.

50.1.2 Structure Plan Activity Areas, and Hazards Overlays

The Walter Peak Rural Tourism Zone Structure Plan sets out the spatial layout of activities enabled within the Zone, having particular regard to protecting landscape values that underpin the Outstanding Natural Landscape of the area from inappropriate development and the potential for visibility of development, particularly when viewed from the northern side of Lake Wakatipu opposite the Zone and from Queenstown Bay. The Structure Plan

identifies Activity Areas across the Zone that serve various functions and provide for certain activities, as follows:

- (a) **Activity Area A** (*Nature Conservation and Open Space*) contains the majority of the peninsula area not otherwise located within another Activity Area and activities are restricted to nature conservation and enhancement, areas for planting to mitigate the visual effects of development located in other activity areas, and outdoor recreation, with very minimal opportunity for built development. Activity Area A is divided into two sub-areas: **Activity Area A1** is to contain areas of open space and pastoral use, and areas for indigenous biodiversity restoration and enhancement planting; and **Activity Area A2** contains open paddocks at the southwestern end of the peninsula area and is for open space, farming, and ongoing use of the informal airport. Both sub-areas provide for access and tracks and trails.
- (b) **Activity Area B** (*Walter Peak Farm Homestead Core*) contains the existing Walter Peak Homestead and related visitor facilities and activities, including restaurants, cafés, licensed premises; entertainment; recreation including indoor and outdoor commercial recreation; administration; and ancillary retail activities. Visitor activities, facilities, services and amenities including visitor accommodation are also anticipated in this activity area.
- (c) **Activity Area C** (*Water transport Infrastructure*) contains the existing waterfront area with wharf and ancillary jetties, and Beach Bay. The main wharf and foreshore area is used by vessels transporting people and goods between Queenstown and Walter Peak, and predominantly the *TSS Earnslaw*. The provisions enable the protection of the existing infrastructure and enable their diversification and limited expansion, with ongoing use for water-based transport and recreation.
- (d) **Activity Area D** (*Lakeside*) provides for outdoor commercial recreation such as hot pools or small-scale visitor accommodation, lake access, and associated infrastructure.
- (e) **Activity Area E** (*Functions*), two discrete locations within the peninsula area enable carefully designed buildings to accommodate temporary events. A dark sky observatory is also anticipated.
- (f) **Activity Area F** (*Visitor Accommodation*) in various discrete locations enable visitor accommodation with a range of associated facilities and amenities. Residential use of visitor accommodation units is provided on a limited basis, reflecting the primary use of this area to support visitor industry activities. It is divided into sub-areas with some sub-areas providing for small scale, standalone structures, and other providing for a range of typologies including small scale standalone units through to multi-unit lodge formats.
- (g) **Activity Area G** (*Staff Accommodation and Service Facilities*) located southwest of the Homestead core and within the flat paddocks, enables buildings and facilities for accommodating staff of the visitor facilities within the Zone. Buildings and facilities for utilities, service and storage for activities within the Zone are also anticipated.
- (h) **Activity Area H** (*Staff Accommodation*) located on the flat paddocks, enables buildings and facilities for staff accommodation.

The Structure Plan identifies two natural hazards overlays. A Hazards Management Area is located within part of Activity Areas B1, B2 and A1 and requires the management of natural hazards including: ongoing management and maintenance of existing hazard mitigation measures, including natural hazard management systems and evacuation plans for new and /or relocated buildings. The second natural hazard overlay is the Natural Hazards Building Restriction Area, within which new development for living purposes including visitor accommodation is to be avoided.

Parts of the Zone traverse parts of two identified Wāhi Tūpuna: Whakātipu-wai-Māori (Lake Wakātipu); and Kā Kamū a Hakitekura (Walter Peak and Cecil Peak). The provisions in this Zone coupled with the Earthworks (Chapter 25) and Wāhi Tūpuna (Chapter 39) provisions, ensure there is discretion to manage any potential threats to manawhenua values.

50.1.3 Indigenous vegetation – restoration and enhancement

An objective of the Zone is to progressively maintain and enhance the natural conservation values within the peninsula area, through ongoing removal and avoidance of wilding plant species, and planting and maintaining substantial areas of indigenous vegetation lost to farming practices over many years. Along with careful siting and design of built development to take advantage of natural topography, the vegetation enables built development to be better absorbed into the landscape.

The planting includes existing mixed exotics and indigenous vegetation to be maintained and managed, existing indigenous vegetation to be retained and enhanced, proposed indigenous context and mitigation planting, and indigenous restoration planting. The Structure Plan identifies a total area of 17.6ha proposed as indigenous vegetation pre-development framework planting, with 8.56ha of existing mixed and indigenous vegetation to be managed and enhanced, associated with anticipated development.

50.1.4 Outstanding Natural Landscape - development and the protection of landscape values

The Zone is set within an Outstanding Natural Landscape with high natural character and high scenic values. Development within the Zone has the potential to be visible from Lake Wakatipu, from the northern side of Lake Wakatipu opposite the Zone, and from Queenstown Bay.

To respond to this potential visibility, development anticipated by the Zone is identified on discrete locations within the Structure Plan where development is capable of being absorbed while still protecting landscape values. The identification of Activity Areas which anticipate development, and the associated standards relating to building size, height and the total building area in a respective Activity Area reflect the capacity of the landscape to absorb development.

Within some of these locations, new development will rely on visual mitigation undertaken within vegetation management areas identified on the Structure Plan, in order for it to be appropriate.

50.1.5 Development to be preceded by indigenous planting and visual mitigation – Vegetation Management Areas, Vegetation Management Area Plans and Vegetation Plans

Indigenous vegetation planting for integrating built form within **Activity Areas D – F** into the landscape and mitigating the visual adverse effects of built form is required to be established prior to respective built development. This is achieved through the identification of Vegetation Management Areas (**VMA**) on the Structure Plan and the certification of a Vegetation Management Area Plan (**VMAP**) through a resource consent, that:

- (a) via Rule 50.4.17, correlate the specific areas for planting within **Activity Areas A1 and A2** (as identified on the Structure Plan) with one (or more) of **Activity Areas D – F** and require that the specific methods to promote the growth of planting and for protection, restoration and enhancement planting are consented, established and certified by the Council prior to any built development in the corresponding **Activity Areas D – F**; and
- (b) via Rules 50.4.32, 50.4.34, 50.4.35, 50.4.40, 50.4.41, 50.4.46, and 50.4.49 require that a Vegetation Plan for planting within **Activity Areas D – F** is established and certified by the Council prior to buildings being occupied.

Following completion of a VMAP, rules provide for built development as either a Controlled or Restricted Discretionary Activity provided the resource consent for the corresponding planting required by the VMAP in **Activity Areas A1 and A2** are completed and certified, and that any required planting in the same activity area as the built development (through the Vegetation Plan mechanism), along with long term maintenance mechanisms, are assured by conditions of consent.

While the planting addressed in (a) and (b) above is primarily for the purpose of visual integration and mitigation of built form, it will also have ecological benefits, complemented also by ecological planting in other parts of Activity Area A1.

50.2 Objectives and policies

50.2.1 Objective – The Walter Peak Rural Tourism Zone provides for visitor accommodation, commercial recreational activities and ancillary commercial activities and limited residential use of visitor accommodation units, while:

- (a) protecting the landscape values of the Outstanding Natural Landscape;
- (b) maintaining and enhancing ecological values;
- (c) maintaining amenity values of the surrounding environment;
- (c) enabling adequate water transport infrastructure;
- (d) providing self-sustaining servicing infrastructure;
- (e) protecting cultural values; and
- (f) avoiding significant or intolerable risks from natural hazards to people and the community.

Policies

Structure Plan

- 50.2.1.1 Require all development and associated vegetation protection and planting in Vegetation Management Areas to be located in accordance with the Structure Plan contained in Section 50.8 to ensure that:
- (a) The Zone as viewed from beyond the Zone boundaries, particularly from the northern side of Lake Wakatipu opposite the Zone and from Queenstown Bay, is characterised, over time, by areas of indigenous vegetation as well as pastoral land, integrated with carefully located and designed built development.
 - (b) Visibility of buildings in **Activity Areas D – F** when viewed from beyond the Zone boundaries, is avoided or mitigated by locating built development where it integrates with the underlying topography and existing vegetation, and by extensive mitigation planting, while progressively achieving a predominance of indigenous forest cover.
 - (c) The location of access roading is identified on the structure plan and integrated as part of the overall development of the Zone, utilising existing roads (including unformed legal road) and farm tracks as far as practicable.
 - (d) A high level of internal amenity within the Zone is achieved through careful siting of buildings, accessways, servicing infrastructure, walking and cycle tracks or trails, landscaping and expansive indigenous revegetation.
- 50.2.1.2 Enable the staging of built development within **Activity Areas D – F** where any stage is correlated with the required Vegetation Management Area planting sufficient to accord with Policy 50.2.1.1 (a).

Activity Areas

- 50.2.1.3 In all Activity Areas:
- (a) Enable outdoor recreation, the provision of access tracks and Trails, and landscaping consistent with nature conservation / ecological restoration.
 - (b) Enable temporary events including filming and associated structures and infrastructure.
 - (c) Avoid commercial and industrial activities that are not part of the management or operation of the visitor industry activities, facilities and amenities within the Zone.
 - (d) Avoid urban development.
 - (e) Ensure that the indigenous vegetation planting is appropriately staged, to correspond with stages of development of the Zone and to integrate with carefully located and designed built development.
 - (f) Require that suitable separation distances are maintained where necessary between vegetation and buildings, to manage fire risk.
 - (g) Ensure the role and function of the Zone to provide for visitor industry activities is not compromised by residential activity including the use of visitor accommodation units by their owners within **Activity Area F**.
 - (h) Avoid residential activity or residential use of visitor accommodation units not otherwise provided for as staff accommodation and as provided for in (g).

- 50.2.1.4 Protect landscape character by ensuring that all access roading, tracks and trails, and lighting (excluding lighting for maritime navigation), are located and designed to be visually recessive when viewed from outside the Zone and have a non-urban character.
- 50.2.1.5 Manage the effects of buildings and development on landscape and visual amenity values by:
- (a) Ensuring the visual mitigation planting provided for in the VMA and VMAP framework assists to protect landscape values, and that buildings and development do not exceed the effectiveness of mitigation planting or any other mitigation including landform modification.
 - (b) Ensuring the planting strategy for each VMA provides effective mitigation of future buildings (and associated access, services and outdoor amenity areas) within the relevant corresponding Activity Area when viewed from outside the Zone.
 - (c) Requiring that building location, siting, access and associated infrastructure and curtilage areas which require landform modification are undertaken in a sympathetic manner.
 - (d) Requiring that built development be carefully designed and restricted to specific locations (Activity Areas), while discouraging built development outside these activity areas, other than small-scale infrastructure / utilities or art installations / sculptures in **Activity Areas A1** and **A2** that are located and designed to be absorbed into the landscape and to be reasonably difficult to see when viewed from beyond the Zone.
 - (e) Requiring all buildings outside **Activity Area B** to be recessive in their immediate and wider landscape context by managing location within the Activity Area, scale, height, external materials, colour, and design of all built elements.
- 50.2.1.6 Manage the location and direction of lights (excluding navigational lighting) to ensure they do not cause glare and minimises the presence of development, when viewed from beyond the boundaries of the Zone.
- 50.2.1.7 Recognise the remote location of the Zone and the need for activities to be self-sustaining for infrastructure, services and facilities including three-waters utilities and electricity.
- 50.2.1.8 Ensure development can be adequately serviced through:
- (a) The method, capacity and design of wastewater treatment and disposal.
 - (b) Adequate and potable provision of water.
 - (c) Adequate firefighting water and regard taken in the design of development to fire risk from vegetation, both existing and proposed vegetation.
 - (d) The method, capacity and design of stormwater management and disposal.
- 50.2.1.9 Ensure development is consistent with the intentions of the Building and Landscape Design Guidelines (Section 50.8) and VMA – Planting Guidelines (Section 50.9).

- 50.2.1.10 Limit the extent of outdoor living areas and domestic curtilage associated with visitor accommodation including residential use of visitor accommodation buildings, to ensure these elements are not visible when viewed from beyond the boundaries of the Zone.

Activity Area A (Nature Conservation and Open Space)

- 50.2.1.11 Within **Activity Area A**, avoid buildings other than limited ancillary, small-scale structures for infrastructure, buildings related to farming and visitor activities, art installations and sculptures.
- 50.2.1.12 Within **Activity Area A1**:
- (a) Enable indigenous biodiversity restoration and enhancement planting and related environmental protection, and farming.
 - (b) Restore and enhance ecological values through progressively planting and managing indigenous vegetation areas (including animal pest management) to ensure indigenous habitats are viable and support a variety of indigenous fauna.
 - (c) Progressively plant and manage the VMA in general accordance with the Structure Plan while taking into account the VMA Planting Guidelines at 50.9 and the VMA Planting Schedule at 50.10 to ensure these areas contribute to visually integrating and absorbing built development into the natural and vegetated landscape and reinforce existing landform and vegetation patterns.
- 50.2.1.13 Within **Activity Area A2**, enable farming, and the informal airport (helipad and existing fixed-wing runway, and associated buildings).

Activity Area B (Walter Peak Farm Homestead Core)

- 50.2.1.14 Within **Activity Area B**:
- (a) Provide for a range of visitor and ancillary activities that serve visitors to the Zone.
 - (b) Manage the effects of buildings and development on landscape and visual amenity values by enabling building and landscaping that recognise the existing character of the developed facilities and the Zone's farming and visitor heritage, including enabling a range of external building colours and exotic vegetation.
- 50.2.1.15 Within **Activity Area B1**, enable visitor accommodation; staff accommodation; service and limited industrial activities that are ancillary to the Activity Area B1; offices and administration facilities; farm buildings, and outdoor storage.
- 50.2.1.16 Within **Activity Area B2**, enable existing and new visitor activities, facilities and amenities; visitor accommodation; restaurants, cafés, licensed premises; recreation including indoor and outdoor commercial recreation; offices and administration; and ancillary retail activities.

Activity Area C (Water Transport Infrastructure)

- 50.2.1.17 Within **Activity Area C**, enable the ongoing use, maintenance and upgrade of existing waterfront structures and the passage of customers and goods across the foreshore; and provide for limited new waterfront structures, infrastructure, signage, and storage while:

- (a) Protecting natural character and landscape values of Beach Bay while recognising the functional need for water transport infrastructure and water based recreation to locate on the margin of and on Lake Wakatipu.
- (b) Minimising the loss of public access to the lake margin.
- (c) Recognising and providing for Mana Whenua values.
- (d) Encourage either the expansion of existing foreshore structures, or the co-location of any new structures with existing structures as a preference to wider dispersal of new structures within the Activity Area.
- (e) Ensuring that structures are sympathetic to the scale and appearance of existing structures and built form in the vicinity, and do not have the potential for conflict with recreational and other activities in the Activity Area.

Activity Area D (Lakeside)

50.2.1.18 Within **Activity Area D**:

- (a) Enable commercial recreation, small-scale visitor facilities, visitor accommodation, bars, cafes, restaurants, and associated infrastructure.
- (b) Restore and enhance ecological values through progressively planting and managing indigenous vegetation areas (including animal pest management) to ensure indigenous habitats are viable and support a variety of indigenous fauna.
- (c) Progressively plant and manage vegetation to contribute to overall landscape coherence, integration and mitigation of visibility of buildings, access and associated activities.
- (d) Require that:
 - (i) All built form visually integrates into the topographical surrounds and indigenous vegetation over time.
 - (ii) Amenity and visual mitigation landscaping integrates with the protected, restored and enhanced vegetation planting in **Activity Area A1**, in respect of species mix and planting density.

Activity Area E (Functions)

50.2.1.19 Within **Activity Area E**:

- (a) Enable function centre buildings, a dark sky observatory, and associated activities.
- (b) Restore and enhance ecological values through progressively planting and managing indigenous vegetation areas (including animal pest management) to ensure indigenous habitats are viable and support a variety of indigenous fauna.
- (c) Progressively plant and manage vegetation to contribute to overall landscape coherence, integration and mitigation of visibility of buildings, access and associated activities and integration with planting in the corresponding VMA area.

- (d) Require that:
- (i) All built form visually integrates into the topographical surrounds and indigenous vegetation over time.
 - (ii) Amenity and visual mitigation landscaping integrates with the protected, restored and enhanced vegetation planting in **Activity Area A1**, in respect of species mix and planting density.
 - (iii) Development within Area E1-RD ensures that development is: reasonably difficult to see when viewed from the northern side of Lake Wakatipu and Queenstown Bay; and integrates with the localised shape of the landform and with the muted natural colours of the landscape when viewed from Lake Wakatipu.

Activity Area F (Visitor Accommodation)

50.2.1.20 Within **Activity Area F**:

- (a) Enable visitor accommodation with a range of associated facilities and amenities, in smaller scale typologies (**Activity Areas F1, F3 and F8**) and in a wider variety of typologies, including single standalone units and multi-unit lodge formats (**Activity Areas F2 and F4 – F7**).
- (b) Enable limited residential use of visitor accommodation units by owners in Activity Areas.
- (c) Restore and enhance ecological values through progressively planting and managing indigenous vegetation areas (including animal pest management) to ensure indigenous habitats are viable and support a variety of indigenous fauna.
- (d) Progressively plant and manage vegetation to contribute to overall landscape coherence, integration and mitigation of visibility of buildings, access and associated activities and integration with planting in the corresponding VMA area.
- (e) Require that:
 - (i) The visual mitigation planting provided for in the VMA and VMAP framework protects landscape values, and that buildings and development do not exceed landscape capacity, through the capability of the mitigation planting or any other mitigation including landform modification to absorb development.
 - (ii) Amenity and visual mitigation landscaping integrates with the protected, restored and enhanced vegetation planting in **Activity Area A1**, in respect of species mix and planting density.
 - (iii) Development within Area F2-RD ensures that development is: reasonably difficult to see when viewed from the northern side of Lake Wakatipu and Queenstown Bay; and integrates with the localised shape of the landform and with the muted natural colours of the landscape when viewed from Lake Wakatipu.

Activity Area G (Staff Accommodation and Service Facilities)

- 50.2.1.21 Within **Activity Area G**, enable buildings and facilities for staff accommodation, and facilities for utilities, service and storage for activities within the Zone.

Activity Area H (Staff Accommodation)

- 50.2.1.22 Within **Activity Area H**, enable buildings and facilities for staff accommodation.

Hazard Overlays

- 50.2.1.23 Within the **Hazards Management Area Overlay** as shown on the Structure Plan, ensure the ongoing management and maintenance of existing hazard mitigation measures, including management systems and evacuation plans, where new or relocated buildings within the Hazard Management Area Overlay rely on those measures.
- 50.2.1.24 Within the **Natural Hazard Building Restriction Areas Overlay** as shown on the Structure Plan, avoid development for accommodation purposes.

50.3 Other Provisions and Rules

50.3.1 District Wide

Attention is drawn to the following District Wide chapters:

| | | |
|-------------------------|---|---|
| 1 Introduction | 2 Definitions | 3 Strategic Direction |
| 4 Urban Development | 5 Tangata Whenua | 6 Landscapes |
| 25 Earthworks | 26 Historic Heritage | 27 Subdivision |
| 28 Natural Hazards | 29 Transport | 30 Energy and Utilities |
| 31 Signs | 32 Protected Trees | 33 Indigenous Vegetation and Biodiversity |
| 34 Wilding Exotic Trees | 35 Temporary Activities and Relocated Buildings | 36 Noise |
| 37 Designations | 39 Wāhi Tupuna | District Plan web mapping application |

50.3.2 Interpreting and Applying the Rules

- 50.3.2.1 A permitted activity must comply with all the rules (in this case Chapter 50 and any relevant district wide rules).
- 50.3.2.2 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.
- 50.3.2.3 For controlled and restricted discretionary activities, the Council shall restrict the exercise of its control or discretion to the matters listed in the rule.
- 50.3.2.4 These abbreviations are used in the following table. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

50.3.2.5 The surface of lakes and rivers are zoned Rural except for the area identified on the District Plan web mapping application as Walter Peak Activity Area C overlay for the purposes of Rules 50.4.28, 50.4.28A, 50.4.29 and 50.5.13.A.

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

50.3.3 Advice Notes – General

50.3.3.1 On-site wastewater treatment is also subject to the *Otago Regional Plan: Water*

50.3.3.2 Particular attention is drawn to the definition of Visitor Accommodation which includes related ancillary services and facilities and onsite staff accommodation.

50.4 Rules – Activities

| | Rules – Activities | Activity Status |
|--------|--|-----------------|
| | All Activity Areas | |
| 50.4.1 | Landscaping, amenity planting, conservation planting, and removal of exotic vegetation | P |
| 50.4.2 | Farming unless otherwise stated | P |
| 50.4.3 | Recreation Activities, Commercial Recreational Activities, Informal Recreation Activities, indoor and outdoor entertainment activities, conference activities, and other visitor related activities for visitors to the Zone, including any ancillary retail | P |
| 50.4.4 | Community Activities, limited to activities associated with the education of visitors to the Zone | P |
| 50.4.5 | Construction and use of pedestrian, cycle and bridal tracks and trails outside wāhi tūpuna identified in Chapter 39. | P |
| 50.4.6 | The alteration of any lawfully established building in Activity Areas B, D, E, F, G and H . | P |
| 50.4.7 | <p>Primary and Secondary Access roading consistent with that shown on the Structure Plan and located outside an identified Wāhi Tūpuna, provided that:</p> <ul style="list-style-type: none"> (a) primary access roading may be within +/- 10m of the location shown on the Structure Plan; (b) secondary indicative roading may be within +/- 20m of the location shown on the Structure Plan. <p>Control is reserved to:</p> <ul style="list-style-type: none"> (a) Design of entrance, carriageway, edges and berms, and footpaths (if required) (including lighting, materials and colour, and taking into account the Building and Landscape Design Guidelines at Part 50.8); (b) Width of carriageway; (c) Stormwater management; | C |

| | Rules – Activities | Activity Status | | | | | | | | |
|------------------------------|---|------------------------------|------------------|----|---|----|--------|----|---|---|
| | (d) Earthworks; (e) Location and alignment; (f) The location and form (species mix and density) of landscaping for visual mitigation of the roading, if required. | | | | | | | | | |
| 50.4.8 | Primary and Secondary Access roading consistent with that shown on the Structure Plan and located within an identified Wāhi Tūpuna. Discretion is restricted to: (a) Effects on Manawhenua values (b) The matters in Rule 50.4.7. | RD | | | | | | | | |
| 50.4.9 | Construction and use of pedestrian, cycle and bridal tracks and trails within Wāhi Tūpuna identified in Chapter 39. Discretion is restricted to: (a) Effects on Manawhenua values. | RD | | | | | | | | |
| 50.4.10 | Any access roading located outside of the range of tolerance provided for in Rule 50.4.7. | D | | | | | | | | |
| 50.4.11 | Informal airport other than as provided for by Rules 50.4.16 and 50.4.25. Discretion is restricted to: (a) Landing location; (b) Number and frequency of flights. | RD | | | | | | | | |
| 50.4.12 | Stock grazing within a VMA after completion of a VMAP approved for that VMA under Rule 5.4.17. | NC | | | | | | | | |
| 50.4.13 | Residential activity except as provided for in Rules 50.4.24, 50.4.39, 50.4.44 and 50.4.48. | NC | | | | | | | | |
| 50.4.14 | Any building or activity not provided for by a rule in this Table | NC | | | | | | | | |
| 50.4.15 | Development shall be located in accordance with the Structure Plan | NC | | | | | | | | |
| Activity Area A | | | | | | | | | | |
| 50.4.16 | Informal airport ancillary to a permitted activity Control is reserved to: (a) Landing location (b) Number and frequency of flights | C | | | | | | | | |
| 50.4.17 | Planting and vegetation management within a VMA as identified on the Structure Plan, associated with future buildings in Activity Areas E – H , with a corresponding required VMAP, as follows: <table border="1" data-bbox="443 1823 1109 2038"> <thead> <tr> <th>Development in Activity Area</th> <th>VMAP required in</th> </tr> </thead> <tbody> <tr> <td>E1</td> <td>VMA E1¹, VMA E1²</td> </tr> <tr> <td>E2</td> <td>VMA E2</td> </tr> <tr> <td>F2</td> <td>VMA F2¹, VMA F2²</td> </tr> </tbody> </table> | Development in Activity Area | VMAP required in | E1 | VMA E1 ¹ , VMA E1 ² | E2 | VMA E2 | F2 | VMA F2 ¹ , VMA F2 ² | C |
| Development in Activity Area | VMAP required in | | | | | | | | | |
| E1 | VMA E1 ¹ , VMA E1 ² | | | | | | | | | |
| E2 | VMA E2 | | | | | | | | | |
| F2 | VMA F2 ¹ , VMA F2 ² | | | | | | | | | |

| Rules – Activities | | Activity Status |
|---|---|-----------------|
| F3 | VMA F3 ¹ , VMA F3 ² | |
| F4 | VMA F4 ¹ , VMA F4 ² | |
| F5 | VMA F5 | |
| F6 | VMA F6 | |
| F7 | VMA F7 | |
| F8 | VMA F8 | |
| G | VMA G | |
| H | VMA H | |
| <p>Control is reserved to:</p> <p>(a) The effectiveness of the planting and protection mechanisms proposed for the protection, restoration and enhancement of vegetation within the VMA, and the visual integration and absorption of future built development (and related ancillary elements and primary and secondary access), including:</p> <ul style="list-style-type: none"> (i) the extent to which existing vegetation should be retained; (ii) the species mix, proposed density and size at planting and maturity of vegetation planting, taking into account the VMA Schedules (planting list) in Section 50.9 and the VMA Planting Guidelines in Section 50.10; (iii) ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants; (iv) irrigation methods; (v) the effectiveness of the existing and proposed vegetation to the overall landscape coherence of the landscape and integration with existing vegetation; (vi) vegetation flammability and management of any associated fire risk; <p>(b) The mechanisms (including registration of legal instruments, as appropriate) to ensure that:</p> <ul style="list-style-type: none"> (i) any VMAP will be completed prior to construction of any buildings (and related access) in the corresponding Activity Area (being one or part of Activity Areas E – H); (ii) ongoing commitments to the maintenance and management of the vegetation within the VMA are provided for and certain; (iii) there are ongoing monitoring requirements. <p>Note: For the purpose of this rule, “completed” means that the works required by the consented VMAP:</p> <ul style="list-style-type: none"> (i) are implemented and physically completed; and (ii) have been audited by the Council no sooner than 6 months following physical completion; and | | |

| | Rules – Activities | Activity Status |
|---------|---|-----------------|
| | <p>(iii) have been certified by the Council as being completed.</p> <p>Information requirements</p> <p>Any application under this rule shall be accompanied by the information set out in Section 50.7.1.</p> | |
| 50.4.18 | <p>Buildings, limited to outdoor sculptures, servicing infrastructure, and structures accessory to visitor facilities, including within an identified Wāhi Tūpuna.</p> <p>Discretion is restricted to:</p> <p>(a) External materials and colours;</p> <p>(b) The specific siting, and any land modification required to integrate the structure, and landscaping, with respect to visibility when viewed from the lake; and in addition</p> <p>Where within an identified Wāhi Tūpuna:</p> <p>(c) Effects on Manawhenua values.</p> | RD |
| 50.4.19 | <p>Farm buildings</p> <p>Discretion is restricted to:</p> <p>(a) The relationship of the proposed farm building to farming activity;</p> <p>(b) Landscape values, landform modification, landscaping and planting;</p> <p>(c) Lighting;</p> <p>(d) Servicing including water supply, fire-fighting, stormwater and wastewater; and</p> <p>(e) Natural Hazards</p> | RD |
| | Activity Area B | |
| 50.4.20 | <p>Service and Industrial Activities and outdoor storage in Activity Area B1, provided that these are ancillary to activities that are permitted in Activity Area B.</p> | P |
| 50.4.21 | Visitor Accommodation | P |
| 50.4.22 | Bars, cafés, restaurants | P |
| 50.4.23 | Offices and administration activities directly associated with the management and development of the Zone | P |
| 50.4.24 | Staff accommodation | P |
| 50.4.25 | <p>Informal airport ancillary to a permitted activity</p> <p>Control is reserved to:</p> <p>(a) Landing location</p> <p>(b) Number and frequency of flights</p> | C |
| 50.4.26 | <p>Buildings and related services, vehicle access and parking, including the construction or relocation of buildings or structures used for accommodation purposes including within an area identified on the Web Mapping and Structure Plan as a Hazard Management Area.</p> <p>Control is reserved to:</p> | C |

| | Rules – Activities | Activity Status |
|----------|--|-----------------|
| | <ul style="list-style-type: none"> (a) The compatibility of the building density, scale, design and location with landscape, cultural and heritage, visual amenity values; (b) Landform modification, landscaping and planting; (c) Lighting; (d) Servicing including water supply, fire-fighting, stormwater and wastewater; (e) Natural Hazards (where located within a Hazard Management Area); and (f) Design and layout of site access, on-site parking, manoeuvring and traffic generation. | |
| 50.4.27 | <p>Farm buildings</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> (a) The relationship of the proposed farm building to farming activity; (b) Landscape values, landform modification, landscaping and planting; (c) Lighting; (d) Servicing including water supply, fire-fighting, stormwater and wastewater; and (e) Natural Hazards | RD |
| | Activity Area C | |
| 50.4.28 | <p>Construction or exterior alteration of any jetty or wharf, weather protection features and ancillary infrastructure, signage, and storage.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> (a) Effects on natural character; (b) Effects on landscape values and amenity values; (c) Lighting; (d) Effects on public access to and along the lake margin; (e) External appearance, colour and materials; and (f) Effects on Manawhenua values, if the jetty or wharf, weather protection features and ancillary infrastructure, is located within an identified Wāhi Tūpuna. | RD |
| 50.4.28A | Minor repairs, maintenance or alterations of existing operational jetties and moorings. | P |
| 50.4.29 | Any building other than those identified in Rule 50.4.28 | D |
| | Activity Area D | |
| 50.4.30 | Visitor Accommodation | P |
| 50.4.31 | Bars, cafés, restaurants | P |
| 50.4.32 | <p>Buildings and related services, vehicle access and parking.</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> (a) The relevant matters of control set out in Rule 50.4.26; | C |

| | Rules – Activities | Activity Status |
|---------|---|-----------------|
| | <p>(b) The specific siting within the activity area, and any land modification required to integrate the building, and associated access and any required outdoor curtilage area, and activities therein, into the immediate physical surroundings;</p> <p>(c) Vegetation management and the content of the Vegetation Plan, including:</p> <ul style="list-style-type: none"> (i) the extent to which any existing vegetation should be retained; (ii) the species mix, proposed density and location of any new vegetation and its size at planting and maturity; (iii) ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants; (iv) irrigation methods; (v) the contribution of the existing and new proposed vegetation to overall landscape coherence; (vi) integration of the building, access and associated activities into the landscape; (vii) mitigation of the visibility of the building, access and associated activities. <p>(d) The approach to establishment of planting, and the mechanism for ensuring that the building will not be able to be occupied until the required planting is completed.</p> <p><i>Note: For the purpose of this rule “completed” means that the works required, including all planting and irrigation installation:</i></p> <ul style="list-style-type: none"> (i) are implemented and physically completed; and (ii) have been audited by the Council no sooner than 6 months following physical completion; and (iii) have been certified by the Council as being completed. <p>(e) The mechanisms (including registration of legal instruments, as appropriate) to ensure that:</p> <ul style="list-style-type: none"> (i) ongoing commitments to the maintenance and management of the vegetation are provided for and certain; (iii) ongoing monitoring requirements are provided for and certain. <p>(f) The Building and Landscape Design Guidelines set out in Part 50.8.</p> <p>Information requirements Any application under this rule shall be accompanied by the information for a Vegetation Plan, as set out in Section 50.7.2.</p> | |
| | Activity Area E | |
| 50.4.33 | Bars, cafés, restaurants | P |

| | Rules – Activities | Activity Status |
|---------|--|-----------------|
| 50.4.34 | <p>Buildings and related services and vehicle access and parking within Activity Area E1 on the Structure Plan if the VMAP for VMA E1¹ and the VMAP for VMA E1², and within Activity Area E2 on the Structure Plan if the VMAP for VMA E2 have been completed in accordance with Rule 50.4.17.</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> (a) The relevant matters of control set out in Rule 50.4.26; (b) The specific siting within the activity area, and any land modification required to integrate the building, and associated access and any required outdoor curtilage area, and activities therein, into the immediate physical surroundings; (c) Vegetation management and the content of the Vegetation Plan, including: <ul style="list-style-type: none"> (i) the extent to which any existing vegetation should be retained; (ii) the species mix, proposed density and location of any new vegetation and its size at planting and maturity; (iii) ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants; (iv) irrigation methods; (v) the contribution of the existing and new proposed vegetation to overall landscape coherence; (vi) integration of the building, access and associated activities into the landscape; (vii) mitigation of the visibility of the building, access and associated activities. (d) The approach to establishment of planting, and the mechanism for ensuring that the building will not be able to be occupied until the required planting is completed. <p>Note: For the purpose of this rule “completed” means that the works required, including all planting and irrigation installation:</p> <ul style="list-style-type: none"> (i) are implemented and physically completed; and (ii) have been audited by the Council no sooner than 6 months following physical completion; and (iii) have been certified by the Council as being completed. (e) The mechanisms (including registration of legal instruments, as appropriate) to ensure that: <ul style="list-style-type: none"> (i) ongoing commitments to the maintenance and management of the vegetation are provided for and certain; (iii) ongoing monitoring requirements are provided for and certain. (f) The Building and Landscape Design Guidelines set out in Part 50.8. | C |

| | Rules – Activities | Activity Status |
|---------|--|-----------------|
| | <p>Information requirements</p> <p>Any application under this rule shall be accompanied by the information for a Vegetation Plan, as set out in Section 50.7.2.</p> | |
| 50.4.35 | <p>Buildings and related services and vehicle access and parking within the area E1-RD on the Structure Plan if the VMAP for VMA E1¹ and the VMAP for VMA E1² have been completed in accordance with Rule 50.4.17.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> (a) The compatibility of the building density, scale, design and location with landscape and visual amenity values; (b) The specific siting within the activity area, and any land modification required to integrate the building, and associated access and any required outdoor curtilage area, and activities therein, into the immediate physical surroundings; (c) Lighting; (d) Servicing including water supply, fire-fighting, stormwater and wastewater; (e) Location, design and layout of site access, on-site parking, manoeuvring and traffic generation; (f) Landscaping, vegetation management and the content of the Vegetation Plan, including: <ul style="list-style-type: none"> (i) the extent to which any existing vegetation should be retained; (ii) the species mix, proposed density and location of any new vegetation and its size at planting and maturity; (iii) ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants; (iv) irrigation methods; (v) the contribution of the existing and new proposed vegetation to overall landscape coherence; (vi) integration of the building, access and associated activities into the landscape; (vii) mitigation of the visibility of the building, access and associated activities when viewed from outside the zone. (h) The approach to establishment of planting, and the mechanism for ensuring that the building will not be able to be occupied until the required planting is completed. <p><i>Note: For the purpose of this rule “completed” means that the works required, including all planting and irrigation installation:</i></p> <ul style="list-style-type: none"> (i) are implemented and physically completed; and (ii) have been audited by the Council no sooner than 6 months following physical completion; and | RD |

| | Rules – Activities | Activity Status |
|---------|--|-----------------|
| | <p>(iii) <i>have been certified by the Council as being completed.</i></p> <p>(i) The mechanisms (including registration of legal instruments, as appropriate) to ensure that:</p> <p>(i) ongoing commitments to the maintenance and management of the vegetation are provided for and certain;</p> <p>(iii) ongoing monitoring requirements are provided for and certain.</p> <p>(j) The Building and Landscape Design Guidelines set out in Part 50.8.</p> <p>Information requirements</p> <p>Any application under this rule shall be accompanied by the information required for a Vegetation Plan, as set out in Section 50.7.2.</p> | |
| 50.4.36 | Buildings and related services, vehicle access and parking if the VMAP for VMA E1 ¹ and the VMAP for VMA E1 ² have not been completed in accordance with Rule 50.4.17 | NC |
| | Activity Area F | |
| 50.4.37 | Visitor Accommodation | P |
| 50.4.38 | Bars, cafés, restaurants | P |
| 50.4.39 | Residential use of visitor accommodation units | P |
| 50.4.40 | <p>Buildings and related services, vehicle access and parking within Activity Area F1.</p> <p>Buildings and related services, vehicle access and parking within Activity Areas F2 (except in the area F2-RD), F3, F4, F5, F6, F7, F8, if the relevant VMAP in Activity Area A1 or Activity Area A2 has been completed in accordance with Rule 50.4.17.</p> <p>Control is reserved to:</p> <p>(a) The relevant matters of control set out in Rule 50.4.26;</p> <p>(b) The specific siting within the activity area, and any land modification required to integrate the building, and associated access and any required outdoor curtilage area, and activities therein, into the immediate physical surroundings;</p> <p>(c) Vegetation management and the content of the Vegetation Plan, including:</p> <p>(i) the extent to which any existing vegetation should be retained;</p> <p>(ii) the species mix, proposed density and location of any new vegetation and its size at planting and maturity;</p> <p>(iii) ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants;</p> <p>(iv) irrigation methods;</p> | C |

| | Rules – Activities | Activity Status |
|---------|--|-----------------|
| | <p>(v) the contribution of the existing and new proposed vegetation to overall landscape coherence;</p> <p>(vi) integration of the building, access and associated activities into the landscape;</p> <p>(vii) mitigation of the visibility of the building, access and associated activities when viewed from outside the Zone.</p> <p>(d) The approach to establishment of planting, and the mechanism for ensuring that the building will not be able to be occupied until the required planting is completed.</p> <p><i>Note: For the purpose of this rule “completed” means that the works required, including all planting and irrigation installation:</i></p> <p>(i) are implemented and physically completed; and</p> <p>(ii) have been audited by the Council no sooner than 6 months following physical completion; and</p> <p>(iii) have been certified by the Council as being completed.</p> <p>(e) The mechanisms (including registration of legal instruments, as appropriate) to ensure that:</p> <p>(i) ongoing commitments to the maintenance and management of the vegetation are provided for and certain;</p> <p>(iii) ongoing monitoring requirements are provided for and certain.</p> <p>(f) The Building and Landscape Design Guidelines set out in Part 50.8.</p> <p>(g) In the areas marked F2 LFBA and F3 LFBA on the Structure Plan, in addition to matters (a) – (f) above, how the large format building is designed to reduce perceived mass, scale and dominance.</p> <p>(h) In Activity Area F2, whether the development integrates with the landscape by existing vegetation and/or proposed new native planting and restoration, and by sympathetic landform modification.</p> <p>(i) In Activity Area F3, whether the development:</p> <p>(i) is reasonably difficult to see from the northern side of Lake Whakatipu and Queenstown Bay;</p> <p>(ii) integrates with the localised shape of the topography, and with the texture and colours of the wider landscape and vegetation patterns when viewed from the surface of Lake Whakatipu.</p> <p>Information requirements</p> <p>Any application under this rule shall be accompanied by the information required for a Vegetation Plan, as set out in Section 50.7.2.</p> | |
| 50.4.41 | Buildings and related services, vehicle access and parking within the area F2-RD on the Structure Plan if the VMAP for | RD |

| | Rules – Activities | Activity Status |
|--|--|-----------------|
| | <p>VMA F2¹ and the VMAP for VMA F2² have been completed in accordance with Rule 50.4.17.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> (a) The compatibility of the building location, density, scale, and design, and associated landform modification and landscaping, with landscape and visual amenity values when viewed from outside the Zone; (b) Lighting; (c) Servicing including water supply, fire-fighting, stormwater and wastewater; (d) Design and layout of site access, on-site parking, manoeuvring and traffic generation; (e) The specific siting within the activity area, and any land modification required to integrate the building, and associated access and any required outdoor curtilage area, and activities therein, into the immediate physical surroundings; (f) Vegetation management and the content of the Vegetation Plan, including: <ul style="list-style-type: none"> (i) the extent to which any existing vegetation should be retained; (ii) the species mix, proposed density and location of any new vegetation and its size at planting and maturity; (iii) ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants; (iv) irrigation methods; (v) the contribution of the existing and new proposed vegetation to overall landscape coherence; (vi) integration of the building, access and associated activities into the landscape; (vii) mitigation of the visibility of the building, access and associated activities. (g) The approach to establishment of planting, and the mechanism for ensuring that the building will not be able to be occupied until the required planting is completed. <p><i>Note: For the purpose of this rule “completed” means that the works required, including all planting and irrigation installation:</i></p> <ul style="list-style-type: none"> (i) are implemented and physically completed; and (ii) have been audited by the Council no sooner than 6 months following physical completion; and (iii) have been certified by the Council as being completed. (h) The mechanisms (including registration of legal instruments, as appropriate) to ensure that: <ul style="list-style-type: none"> (i) ongoing commitments to the maintenance and management of the vegetation are provided for and certain; | |

| | Rules – Activities | Activity Status |
|---------|--|-----------------|
| | <p>(iii) ongoing monitoring requirements are provided for and certain.</p> <p>(i) The Building and Landscape Design Guidelines set out in Part 50.8.</p> <p>Information requirements</p> <p>Any application under this rule shall be accompanied by the information required for a Vegetation Plan, as set out in Section 50.7.2.</p> | |
| 50.4.42 | Buildings and related services, vehicle access and parking where the relevant VMAP in the corresponding VMA for that activity area has not been completed in accordance with Rule 50.4.17 | NC |
| | Activity Area G | |
| 50.4.43 | Offices and administration activities directly associated with the management and development of the Zone | P |
| 50.4.44 | Staff accommodation | P |
| 50.4.45 | Service and Industrial Activities and outdoor storage, provided that these are ancillary to permitted activities. | P |
| 50.4.46 | <p>Buildings and related services, vehicle access and parking if the VMAP for VMA G has been completed in accordance with Rule 50.4.17.</p> <p>Control is reserved to:</p> <p>(a) The matters of control set out in Rule 50.4.25;</p> <p>(b) The specific siting within the activity area, and any land modification required to integrate the building, and associated access and any required outdoor curtilage area, and activities therein, into the immediate physical surroundings;</p> <p>(c) The content of the Vegetation Plan submitted with the application, including:</p> <p>(i) the extent to which any existing vegetation should be retained;</p> <p>(ii) the species mix, proposed density and location of any new vegetation and its size at planting and maturity;</p> <p>(iii) ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants;</p> <p>(iv) irrigation methods;</p> <p>(v) the contribution of the existing and new proposed vegetation to overall landscape coherence;</p> <p>(i) integration of the building, access and associated activities into the landscape;</p> <p>(ii) mitigation of the visibility of the building, access and associated activities;</p> <p>(iii) integration with planting undertaken within the corresponding approved VMAP in Activity Area A1 as required under Rule 50.4.17.</p> | C |

| | Rules – Activities | Activity Status |
|---------|---|-----------------|
| | <p>(d) The approach to establishment of planting, and the mechanism for ensuring that the building will not be able to be occupied until the required planting is completed.</p> <p><i>Note: For the purpose of this rule “completed” means that the works required, including all planting and irrigation installation:</i></p> <p>(i) are implemented and physically completed; and</p> <p>(ii) have been audited by the Council no sooner than 6 months following physical completion; and</p> <p>(iii) have been certified by the Council as being completed.</p> <p>(e) The mechanisms (including registration of legal instruments, as appropriate) to ensure that:</p> <p>(i) ongoing commitments to the maintenance and management of the vegetation are provided for and certain;</p> <p>(iii) ongoing monitoring requirements are provided for and certain.</p> <p>(f) The Building and Landscape Design Guidelines set out in Part 50.8.</p> <p>Information requirements</p> <p>Any application under this rule shall be accompanied by the information required for a Vegetation Plan, as set out in Section 50.7.2.</p> | |
| 50.4.47 | Buildings and related services, vehicle access and parking if the VMAP for VMA G has not been completed in accordance with Rule 50.4.17 | NC |
| | Activity Area H | |
| 50.4.48 | Staff accommodation | P |
| 50.4.49 | <p>Buildings and related services, vehicle access and parking if the VMAP for VMA H has been completed in accordance with Rule 50.4.17.</p> <p>Control is reserved to:</p> <p>(a) The matters of control set out in Rule 50.4.26;</p> <p>(b) The specific siting within the activity area, and any land modification required to integrate the building, and associated access and any required outdoor curtilage area, and activities therein, into the immediate physical surroundings;</p> <p>(c) The content of the Vegetation Plan submitted with the application, including:</p> <p>(i) the extent to which any existing vegetation should be retained;</p> <p>(ii) the species mix, proposed density and location of any new vegetation and its size at planting and maturity;</p> | C |

| | Rules – Activities | Activity Status |
|---------|--|-----------------|
| | <ul style="list-style-type: none"> (iii) ongoing maintenance requirements and obligations, including the replacement of any diseased, damaged, dead or dying plants; (iv) irrigation methods; (v) the contribution of the existing and new proposed vegetation to overall landscape coherence; (i) integration of the building, access and associated activities into the landscape; (ii) mitigation of the visibility of the building, access and associated activities; (iii) integration with planting undertaken within the corresponding approved VMAP in Activity Area A1 as required under Rule 50.4.17. <p>(d) The approach to establishment of planting, and the mechanism for ensuring that the building will not be able to be occupied until the required planting is completed.</p> <p><i>Note: For the purpose of this rule “completed” means that the works required, including all planting and irrigation installation:</i></p> <ul style="list-style-type: none"> (i) are implemented and physically completed; and (ii) have been audited by the Council no sooner than 6 months following physical completion; and (iii) have been certified by the Council as being completed. <p>(e) The mechanisms (including registration of legal instruments, as appropriate) to ensure that:</p> <ul style="list-style-type: none"> (i) ongoing commitments to the maintenance and management of the vegetation are provided for and certain; (iii) ongoing monitoring requirements are provided for and certain. <p>(f) The Building and Landscape Design Guidelines set out in Part 50.8.</p> <p>Information requirements Any application under this rule shall be accompanied by the information required for a Vegetation Plan, as set out in Section 50.7.2.</p> | |
| 50.4.50 | Buildings and related services, vehicle access and parking if the VMAP for VMA H has not been completed in accordance with Rule 50.4.17 | NC |
| | Natural Hazard Areas | |
| 50.4.51 | <p>The construction or relocation of buildings or structures within an area identified on the Structure Plan as a Hazards Management Area</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> (a) Natural Hazards | RD |

| | Rules – Activities | Activity Status |
|---------|--|-----------------|
| 50.4.52 | The construction or relocation of buildings or structures used for accommodation within an area identified on the Structure Plan as a Natural Hazard Building Restriction Area | NC |

50.5 Rules – Standards

Table 1: All Activity Areas (unless otherwise stated)

| | Rules – Standards | Non compliance status |
|--------|--|---|
| 50.5.1 | <p>Setback of buildings from waterbodies</p> <p>The minimum setback of any building from the bed of a river, lake or wetland shall be 20m, except this rule shall not apply to structures of buildings located within Activity Area C.</p> | <p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> (a) Indigenous biodiversity values; (b) Landscape; (c) Open space; (d) Environmental protection measures (including landscaping and stormwater management); (e) Natural hazards; and (f) Effects on Manawhenua values. |
| 50.5.2 | <p>Water tanks</p> <p>Any water tanks shall be partially (greater than 75%) or wholly buried. If partially buried, tanks shall be of dark recessive colouring as set out in Rule 50.5.3 and/or visually screened by planting as to be not visible from beyond the boundaries of the Zone.</p> | <p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> (a) Landscape; (b) Visual amenity values; (c) External appearance; (d) Practical use of the infrastructure. |
| 50.5.3 | <p>Building colours and materials</p> <ul style="list-style-type: none"> (a) All exterior surfaces of any building must be coloured in the range of browns, greens or greys and have a light reflectance value not greater than 30%. (b) All pre-painted steel and roofs must be in a matt finish and have a light reflectance value not greater than 20%, except that this clause shall not apply in Activity Area B. (c) Use of natural materials such as stone, concrete, earth, vegetated and/or timber which shall be suitably recessive and have the same effect as achieving a light reflectance value of not greater than 30%. (d) All curtains, blinds, or other internal and external window coverings are to match the exterior colour controls as per clause (a) of this rule. | <p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> (a) Landscape; (b) Visual amenity values; and (c) External appearance. |
| 50.5.4 | <p>Building Form</p> <ul style="list-style-type: none"> (a) Glazing: unless Rule 50.5.5 (Lighting Control below) is complied with, glazing shall be restricted and/or | <p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> (a) Landscape; |

| | Rules – Standards | Non compliance status |
|--------|--|--|
| | <p>screened by a mechanism such as permanent external horizontal or vertical louvres, a pergola, eaves of a depth of at least 1.5m, or similar structures on the east, west and north elevations.</p> <p>(b) All built elements ancillary to a building, including but not limited to chimney flues, satellite dishes, solar panels HVAC units, etc. shall meet building colour and material controls as set out in Rule 50.5.3. If the ancillary element cannot meet colour or material controls it shall be housed, clad or screened such that it is not visible from beyond the boundaries of the Zone.</p> | <p>(b) Visual amenity values; and</p> <p>(c) External appearance.</p> |
| 50.5.5 | <p>Lighting</p> <p>(a) No activity shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto site outside the Zone, except this rule shall not apply to exterior lighting for navigation or safety purposes within Activity Area C.</p> <p>(b) All exterior lighting shall be downlighting, directed away from adjacent sites and public places, including roads and Lake Wakatipu.</p> | <p>RD</p> <p>Discretion is restricted to:</p> <p>(a) Effects on landscape;</p> <p>(b) Visual amenity values;</p> <p>(c) Navigational safety.</p> |
| 50.5.6 | <p>Domestic landscaping comprising fruit trees, vegetable gardens, exotic amenity trees and shrubs) in association with any built development and not otherwise provided for in a VMAP or Vegetation Plan is not to occur in Activity Areas D, E and F.</p> | <p>RD</p> <p>Discretion is restricted to:</p> <p>(a) Effects on landscape</p> <p>(b) Visual amenity values</p> |
| 50.5.7 | <p>Any car parking area in Activity Areas A1, D, E and F shall be screened such that it is not visible from beyond the boundaries of the Zone.</p> | <p>RD</p> <p>Discretion is restricted to:</p> <p>(a) Effects on landscape</p> <p>(b) Visual amenity values</p> |
| 50.5.8 | <p>In Activity Areas B, C, D, E1, F1, F2, F3 – F8 alterations to a lawfully established building must not increase the ground floor area by more than 15% in any ten year period.</p> | <p>C</p> <p>Control is reserved to the matters of control list for buildings in the relevant Activity Area</p> |
| 50.5.9 | <p>In Activity Areas E1-RD and F2-RD alterations to a lawfully established building must not increase the ground floor area by more than 10% in any ten year period:</p> | <p>RD</p> <p>Discretion is restricted to the matters of control list for buildings in the relevant Activity Area</p> |

Table 2: Activity Area A

| | Standards | Non compliance status |
|---------|--|-----------------------|
| 50.5.10 | Planting within VMA E1¹, VMA F2¹, VMA F3¹ and VMA F4¹ | D |

| | Standards | Non compliance status |
|--|---|-----------------------|
| | High stature planting: 70% of the planted area within the VMA; Low stature planting: 30% of the planted area within the VMA. | |

Table 3: Activity Area B

| | Standards | Non compliance status |
|---------|---|--|
| 50.5.11 | <p>Building Height</p> <p>The maximum height of buildings shall be:</p> <p>Activity Area B1 8m</p> <p>Activity Area B2 6m</p> <p>Provided that all buildings are in single story typologies.</p> | NC |
| 50.5.12 | <p>Building Size</p> <p>The maximum ground floor area of any building shall be 500m²</p> | <p>RD</p> <p>Discretion is restricted to:</p> <p>(a) Landscape;</p> <p>(b) Visual amenity values;</p> <p>(c) Design, scale and external appearance;</p> <p>(d) Density and scale of development; and</p> <p>(e) Design and layout of site access and any parking</p> |

Table 4: Activity Area C

| | Standards | Non compliance status |
|----------|--|-----------------------|
| 50.5.13 | <p>Building Height</p> <p>The maximum height of buildings shall be 4m</p> | NC |
| 50.5.13A | <p>Minor repairs, maintenance or alterations of existing operational jetties and moorings shall comply with the following standards:</p> <p>50.5.13A.1 Any materials used must be the same, or where different, substantially similar in terms of texture and appearance, including colour; and</p> <p>50.5.13A.2 Any change to the scale of the jetty or mooring must not exceed 5% in any consecutive 5 year period.</p> | D |

Table 5: Activity Area D

| | Standards | Non compliance status |
|---------|------------------------|-----------------------|
| 50.5.14 | Building Height | NC |

| | Standards | Non compliance status |
|---------|---|--|
| | <p>The maximum height of buildings shall be:</p> <p><i>Sloping sites:</i> 6m</p> <p><i>Flat sites:</i> 5.5m</p> <p>Provided that all buildings are in single story typologies</p> | |
| 50.5.15 | <p>Building Size</p> <p>The maximum ground floor area of any building shall be: 200m²</p> | <p>RD</p> <p>Discretion is restricted to:</p> <p>(a) Landscape;</p> <p>(b) Visual amenity values;</p> <p>(c) Design, scale and external appearance;</p> <p>(d) Density and scale of development; and</p> <p>(e) Design and layout of site access and any parking</p> |
| 50.5.16 | <p>Total Building Area</p> <p>The maximum building area for the Activity Area shall not exceed 550m²</p> | D |
| 50.5.17 | <p>Large format buildings</p> <p>There shall be no more than one large format building, which for the purposes of this Activity Area means a building greater than 200m² and not exceeding 300m².</p> <p>Any large format building shall be located within the area marked "LFBA" on the Structure Plan.</p> | D |

Table 6: Activity Area E

| | Standards | Non compliance status |
|---------|--|--|
| 50.5.18 | <p>Building Height</p> <p>The maximum height of buildings shall be:</p> <p><i>Sloping sites:</i></p> <p>Activity Areas E1 5.5m</p> <p>Activity Areas E2 6.5m</p> <p><i>Flat sites:</i> 5.5m</p> <p>Provided that all buildings are in single story typologies</p> | NC |
| 50.5.19 | <p>Building Size</p> <p>The maximum ground floor area of any building shall be: 500m².</p> | <p>RD</p> <p>Discretion is restricted to:</p> <p>(a) Landscape;</p> <p>(b) Visual amenity values;</p> <p>(c) Design, scale and external appearance;</p> <p>(d) Density and scale of development; and</p> |

| | Standards | Non compliance status | | | | | | | | | | | | | | | | |
|-------------------------|--|--|------------------|-------------------------|--------------------|-------------------------|--------------------|-------------------------|--------------------|-------------------------|--------------------|-------------------------|--------------------|-------------------------|--------------------|-------------------------|------------------|----|
| | <ul style="list-style-type: none"> - Within the LFBA: 1500m² - Outside the LFBA: 150m² <p>Activity Area F6:</p> <ul style="list-style-type: none"> - Primary building 1500m² - Accessory buildings 150m² <p>Any large format building shall be located within the area marked "LFBA" on the Structure Plan.</p> | (e) Design and layout of site access and any parking | | | | | | | | | | | | | | | | |
| 50.5.25 | <p>Building Size – Activity Areas F4, F5, F7</p> <p>50.3.25.1 The maximum ground floor area of any building shall be 1000m².</p> <p>50.3.25.2 Buildings between 1000m² and 1500m²</p> <p>50.3.25.3 Buildings greater than 1500m²</p> | <p>RD</p> <ul style="list-style-type: none"> (a) Landscape; (b) Visual amenity values; (c) Design, scale and external appearance; (d) Density and scale of development; and (e) Design and layout of site access and any parking. <p>NC</p> | | | | | | | | | | | | | | | | |
| 50.5.26 | <p>Total Building Area</p> <p>The maximum building Area for each sub Activity Area shall not exceed:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">Activity Area F1</td> <td style="text-align: right;">70m²</td> </tr> <tr> <td style="padding-left: 20px;">Activity Area F2</td> <td style="text-align: right;">3000m²</td> </tr> <tr> <td style="padding-left: 20px;">Activity Area F3</td> <td style="text-align: right;">2000m²</td> </tr> <tr> <td style="padding-left: 20px;">Activity Area F4</td> <td style="text-align: right;">1500m²</td> </tr> <tr> <td style="padding-left: 20px;">Activity Area F5</td> <td style="text-align: right;">1500m²</td> </tr> <tr> <td style="padding-left: 20px;">Activity Area F6</td> <td style="text-align: right;">1500m²</td> </tr> <tr> <td style="padding-left: 20px;">Activity Area F7</td> <td style="text-align: right;">1500m²</td> </tr> <tr> <td style="padding-left: 20px;">Activity Area F8</td> <td style="text-align: right;">70m²</td> </tr> </table> | Activity Area F1 | 70m ² | Activity Area F2 | 3000m ² | Activity Area F3 | 2000m ² | Activity Area F4 | 1500m ² | Activity Area F5 | 1500m ² | Activity Area F6 | 1500m ² | Activity Area F7 | 1500m ² | Activity Area F8 | 70m ² | NC |
| Activity Area F1 | 70m ² | | | | | | | | | | | | | | | | | |
| Activity Area F2 | 3000m ² | | | | | | | | | | | | | | | | | |
| Activity Area F3 | 2000m ² | | | | | | | | | | | | | | | | | |
| Activity Area F4 | 1500m ² | | | | | | | | | | | | | | | | | |
| Activity Area F5 | 1500m ² | | | | | | | | | | | | | | | | | |
| Activity Area F6 | 1500m ² | | | | | | | | | | | | | | | | | |
| Activity Area F7 | 1500m ² | | | | | | | | | | | | | | | | | |
| Activity Area F8 | 70m ² | | | | | | | | | | | | | | | | | |
| 50.5.27 | <p>Building separation</p> <p>All buildings in Activity Area F3 shall be separated by a minimum of 7m from other buildings within that Activity Area.</p> | <p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> (a) Design and scale; (b) Functional need for the building(s) to be located within the separation setback; (c) Landscape and visual amenity effects; and | | | | | | | | | | | | | | | | |

| | Standards | Non compliance status |
|---------|--|-------------------------------|
| | | (d) Indigenous planting plan. |
| 50.5.28 | <p>Large format buildings</p> <p>There shall be no more than one large format building in each of Activity Areas F2 – F7.</p> | D |
| 50.5.29 | <p>Timing of construction of buildings</p> <p>Within Activity Area F3, no buildings shall be constructed until the tall stature planting required by Rule 50.4.16 within the relevant part of VMA F3¹ has reached a height of 3m with an 80% survival rate.</p> <p>Within Activity Area F4, no buildings shall be constructed until the tall stature planting required by Rule 50.4.16 within VMA F4¹ has reached a height of 3m with an 80% survival rate.</p> | NC |

Table 8: Activity Area G

| | Standards | Non compliance status |
|---------|--|-----------------------|
| 50.5.30 | <p>Building Height</p> <p>The maximum height of buildings shall be 8m: Except that:</p> <ul style="list-style-type: none"> a) Only one building of 8m in height is allowed b) the maximum height of any building used for Staff Accommodation is 6m | NC |
| 50.5.31 | <p>Total Building Area</p> <p>The maximum building area for the Activity Area shall not exceed 1000m²</p> | D |
| 50.5.32 | <p>Large format buildings</p> <p>There shall be no more than one large format building</p> | D |

Table 9: Activity Area H

| | Standards | Non compliance status |
|---------|--|-----------------------|
| 50.5.33 | <p>Building Height</p> <p>The maximum height of buildings shall be 5.5m: Provided that all buildings are in single story typologies</p> | NC |
| 50.5.34 | <p>Total Building Area</p> <p>The maximum building area for the Activity Area shall not exceed 1000m²</p> | D |

50.6 Notification

50.6.1 Except as provided for by the Act or for applications associated with the following listed below, all applications for controlled activities and restricted discretionary activities will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons, other than applications made for activities within the identified Wāhi Tūpuna areas where for the purpose of limited notification assessment of affected persons shall be limited to effects on Manawhenua.

50.6.1.1 Rule 50.4.35 construction of buildings and related access within Activity Area E1-RD.

50.6.1.2 Rule 50.4.41 construction of buildings and related access within Activity Area F2-RD.

50.7 Information Requirements

50.7.1 Vegetation Management Area Plan

Any application under Rule 50.4.17 shall be accompanied by a VMAP.

The objective of a VMAP is to demonstrate how the planting, maintenance, enhancement, or restoration of vegetation within a VMA will achieve visual integration and absorption of future built development into the landscape while also achieving long-term restoration and enhancement of indigenous vegetation.

The VMAP must be prepared by a suitably qualified and experienced person(s).

The VMAP shall include details of:

- (a) Any existing vegetation to be retained;
- (b) Planting proposed to enhance the existing vegetation, including the species mix, and densities, taking into account the Vegetation Management Areas – Planting Guidelines at 50.9 and the Vegetation Management Areas – Planting Schedules at 50.10;
- (c) The measures for supporting the existing and proposed vegetation including the irrigation methods and pest management;
- (d) Any legal mechanism for protecting the vegetation in perpetuity;
- (e) The manner by which the VMA planting proposed will achieve the objective of the VMAP including:
 - (i) integration with vegetation proposed in other activity areas;
 - (ii) contribution to the integration of built form into the landscape; and
 - (iii) contribution to the visual mitigation of built form in the corresponding activity area or part thereof, where relevant.

50.7.2 Vegetation Plan for buildings within Activity Areas D – E, F1, F2, F3, F4 – F8)

Any application under Rules 50.4.32, 50.4.34, 50.4.35, 50.4.40, 50.4.41, 50.4.46, and 50.4.49 must be accompanied by a Vegetation Plan.

The objective of the Vegetation Plan is to demonstrate how the planting will contribute to the integration of buildings into the landscape and the mitigation of visibility of buildings, and to the overall long term goal of restoration and enhancement of indigenous vegetation.

The Vegetation Plan shall include detailed descriptions of:

- (a) Any existing vegetation to be retained;
- (b) The planting proposed including the species mix, and densities;
- (c) The measures for supporting any existing vegetation to be retained and the proposed vegetation including the irrigation methods and pest management;
- (d) The legal mechanism for protecting the vegetation in perpetuity;
- (e) The manner by which the planting proposed will:
 - (i) integrate with vegetation proposed in other activity areas, including the VMAP established under Rule 5.4.17;
 - (ii) contribute to the integration of built form into the landscape; and
 - (iii) contribute to the visual mitigation of built form in the corresponding activity area or part thereof, where relevant, while enabling views from the buildings to the lake and mountain landscape.

50.8 Building and Landscape Design Guidelines

The purpose of the *Building and Landscape Design Guidelines* is to ensure all development is appropriately sited and designed in respect to buildings, accessways, infrastructure and landscaping.

The following shall be taken into account when assessing any proposal under Rules 50.4.32, 50.4.34, 50.4.35, 50.4.40, 50.4.41, 50.4.46, and 50.4.49:

Building elements

- (a) Buildings to be positioned to:
 - i. Optimise the screening or filtering influence of existing landforms and vegetation patterns in views from outside the Zone.
 - ii. Optimise the containment provided by localised landform hollows and shelves.
 - iii. Incorporate variation in both horizontal alignment and vertical elevation to achieve a more natural and integrated landscape outcome.
- (b) On sloping sites, buildings to integrate with the topography.
- (c) Buildings to comprise simple forms. Simple gabled forms preferred for large format buildings.
- (d) Roofs to be simple forms without stacked roofs, hips and valleys or similarly complex forms.
- (e) Solar panels to be surface mounted on roof with no upstand and configured to form cohesive blocks that work with the roof form, rather than laid out in an ad hoc arrangement.

- (f) In **Activity Areas F3, F4, F5, F7 and F8** roofs to be designed to minimise reflectivity in views from outside the Zone, taking into account materials, pitch and orientation.
- (g) Glazing to be low reflectivity and recessed in the façade, or set back under the roof form.
- (h) Balustrading to be designed to complement the architectural style and to comprise lightweight steel or timber railings. Glass balustrading is discouraged to minimise reflectivity.

Landscaping elements

- (i) Any entranceway or gates to typically have a maximum height of 1.5m and to be consistent with traditional rural elements and farm gateways.
- (j) All fences to be post and rail to a maximum height of 1.5m or post and wire to a maximum height of 2m (deer fencing).
- (k) All earthworked / exposed areas to be grassed, revegetated or otherwise permanently stabilised and vegetated. Earthworked areas to be profiled to marry in with, and reflect, surrounding landform patterns.
- (l) Retaining walls to be a maximum height 1.2m, constructed in natural local stone, timber, or material and colour to match nearby building. Where level changes dictate, a stepped retaining wall can be used, provided a minimum 1.0m width landscape strip is included between the two for native mitigation planting. Maximum height of each retaining wall “step” shall be: 1.0m
- (m) The surface of all primary access roads and driveways to be a local stone, gravel, chip seal, asphalt, or exposed aggregate concrete with charcoal oxide, provided that all surfaces are in a visually recessive colour. The surface of all secondary access roads and driveways to be a local stone or gravel.
- (n) Other than in Activity Areas B and G, concrete kerb and channelling should be avoided and in Activity Areas B and G any use of concrete kerb and channelling should be minimised in design and used only where other solutions are prohibitive. Where required, stormwater management shall be via planted or grassed swales.
- (o) Any car parking area in Activity Areas A1, D, E and F shall be screened such that it is not visible from beyond the boundaries of the Zone.
- (p) Outdoor living areas may include furniture (table, chairs) but other domestic items commonly associated with residential activity and domestication including but not limited to clotheslines, trampolines, racket courts and swimming pools shall not be allowed. Outdoor living areas shall be paved in timber, local stone, gravel, chip seal, or exposed aggregate concrete with charcoal oxide.

50.9 Vegetation Management Areas – Planting Guidelines (refer Rule 50.4.17)

1. Overview

These Guidelines are to be implemented in conjunction with the certified Vegetation Management Area Plans (see Rule 50.4.17) and the Vegetation Management Area – Planting Schedules (see 50.10 below above), and shall apply to all planting areas required for mitigation or enhancement purposes.

2. Planting Design

Plantings shall be designed to:

- i. optimise the screening and filtering influence of vegetation in views from outside the Zone to buildings, accessways, retaining structures and other infrastructure;
- ii. reinforce landform patterns;
- iii. link with, and reinforce, existing vegetation features and patterns; and
- iv. avoid the impression of a uniform line of buildings in views from outside the site.

Plant Species and Density

2.1 Planting Density:

- (a) A minimum average density of 1.5m centres, equating to approximately 4,444 plants per hectare, shall be achieved.

2.2 Species Composition:

- (a) All planting must use indigenous species and eco-sourced where possible.
- (b) Plant mixes must reflect site-specific ecological conditions and include:
 - (i) Groundcovers and tussocks (e.g. *Poa cita*, *Phormium cookianum*, *Juncus edgariae*, *Chionochloa rubra*, *Chionochloa rigida*)
 - (ii) Shrubland matrix species (e.g. *Coprosma rugosa*, *Olearia lineata*, *Corokia cotoneaster*)
 - (iii) Canopy-forming trees (e.g. *Fuscospora cliffortioides*, *Aristotelia serrata*, *Pittosporum eugeniioides*, *Plagianthus regius* (Ribbonwood))

2.3 Grade at Time of Planting:

- (a) Minimum grade is PB2, subject to seasonal and nursery availability.
- (b) PB5 or larger is required where planting forms part of immediate visual mitigation (e.g., screening a building).
- (c) Smaller grades (tray or 35F(.25L)) may be used in wetland areas where soil moisture supports faster establishment.
- (d) Substitutions for unavailable species must be approved by the project landscape architect or ecologist.

2.4 Additional Requirements:

- (a) All VMAs must contain a minimum of 30% high stature species to ensure long-term visual integration and structure, except that VMAs E1¹, F2¹, F3¹ and F4¹ must be composed of a minimum of 70% high stature species and a maximum of 30%

low stature species. This requirement reflects the function of these two planting areas in visually integrating built development into the landscape.

3. Site Preparation

- (a) Remove existing vegetation in a 1m diameter around each plant site no more than 1 week before planting.
- (b) Preferred method: manual screening or grubbing to avoid excessive soil disturbance.
- (c) Where necessary, spot-spray using a grass-specific herbicide (e.g., Gallant) 1–2 weeks prior to planting.
- (d) Do not remove or over-clear topsoil.

4. Planting Procedures

4.1 Timing:

- (a) Undertake planting in April–May or August–October. Avoid mid-summer planting unless irrigation is in place.

4.2 Pre-plant Treatment:

- (a) Soak plants thoroughly before planting until water drains from the base.

4.3 Hole Preparation:

- (a) Dig a hole twice as wide and slightly deeper than the root ball.
- (b) Loosen soil to 0.5m depth.
- (c) Incorporate compost at a 1:4 ratio with existing soil.

4.4 Fertiliser:

- (a) Apply controlled-release fertiliser (e.g., Osmocote or Nutricote) to the hole base before planting.

4.5 Planting:

- (a) Remove the plant from the container with care; retain rootball integrity.
- (b) Place plant with collar flush to existing ground level.
- (c) Backfill gently with soil/compost mix and firm using both hands.
- (d) Leave a shallow depression to collect rainfall.

5. Protection and Mulching

5.1 Plant Guards:

- (a) Where there is no rabbit/hare proof fencing, use biodegradable plant guards (e.g. Combiguard, Fiberguard) where rabbit/hare browse is likely.
- (b) Guards must touch the ground and allow foliage to emerge.

5.2 Mulch:

- (a) Apply at least 10cm of coarse mulch (e.g. bark chips) around each plant.

- (b) Avoid direct contact with stem.
- (c) Coir, wool or similar matting may be used where appropriate.

6. Irrigation and Maintenance

6.1 Initial Watering:

- (a) Hand-water immediately after planting.
- (b) Where possible, install a drip irrigation system to support establishment over the first 2–3 years.

6.2 Ongoing Maintenance:

- (a) Monitor plant health and replace failed plants during the next planting season.
- (b) Replanting must consider cause of failure and adapt accordingly.
- (c) Maintain for a minimum of 5 years, including weed control and pest monitoring, or as otherwise required by the relevant VMAP.
- (d) Remove plant guards after 2 years or once plants are well established.

50.10 Vegetation Management Areas – Planting Schedules (refer Rule 50.4.17)

Note: Any substitutions or additions to the listed plant species must be approved by the Council and should be similar in form, scale, and texture to the species being substituted.

Pre-development “framework”
Planting Schedules

| High Stature > 4m at mature height | | |
|------------------------------------|--------------------|--------------------|
| Botanical Name | Common Name | Height at Maturity |
| <i>Aristotelia serrata</i> | Wineberry | 10m |
| <i>Carpodetus serratus</i> | Marbleleaf | 10m |
| <i>Cordyline australis</i> | Cabbage tree | 10m |
| <i>Fuchsia excorticata</i> | Tree fuchsia | 6m |
| <i>Fuscospora cliffortioides</i> | Mountain beech | 12m |
| <i>Fuscospora fusca</i> | Red beech | 15m |
| <i>Griselinia littoralis</i> | Broadleaf | 8m |
| <i>Hoheria lyallii</i> | Mountain lacebark | 6m |
| <i>Leptospermum scoparium</i> | Manuka | 4m |
| <i>Metrosideros umbellata</i> | Southern rata | 15m |
| <i>Myrsine divaricata</i> | Weeping mapou | 7m |
| <i>Olearia hectorii</i> | Hectors tree daisy | 9m |
| <i>Olearia lineata</i> | Twiggy tree daisy | 8m |
| <i>Pittosporum eugenioides</i> | Lemonwood | 12m |
| <i>Pittosporum tenuifolium</i> | Kohuhu | 6m |
| <i>Pseudopanax crassifolius</i> | Lancewood | 6m |
| <i>Sophora microphylla</i> | Kowhai | 8m |

| Low Stature < 4m at mature height | | |
|-----------------------------------|----------------------------|--------------------|
| Botanical Name | Common Name | Height at Maturity |
| <i>Astelia fragrans</i> | Bush lily | 1m |
| <i>Astelia nervosa</i> | Mountain astelia | 1m |
| <i>Austroderia richardii</i> | Toe toe | 2m |
| <i>Carmichaelia australis</i> | Native broom | 3m |
| <i>Carex</i> sp. | New Zealand sedge | 0.9m |
| <i>Chionochloa rigida</i> | Narrow leaved snow tussock | 1m |
| <i>Chionochloa rubra</i> | Red tussock | 1m |
| <i>Corokia cotoneaster</i> | Korokia | 3m |
| <i>Coprosma lucida</i> | Shiny karamu | 4m |
| <i>Coprosma propinqua</i> | Mingimingi | 3m |
| <i>Coprosma rugosa</i> | Needle-leaved mt. coprosma | 2m |
| <i>Coprosma virescens</i> | Mikimiki | 3m |
| <i>Hebe salicifolia</i> | Koromiko / Hebe | 4m |
| <i>Olearia arborescens</i> | Common tree daisy | 4m |
| <i>Phormium cookianum</i> | Mountain flax | 2m |
| <i>Phormium tenax</i> | Swamp flax | 3m |
| <i>Veronica buchananii</i> | Hollow-leaved hebe | 0.3m |
| <i>Veronica cupressoides</i> | Cypress hebe | 2m |
| <i>Veronica hectorii</i> | Whipcord hebe | 0.5m |

Note: Riparian areas may include additional planting of appropriate ferns, sedges, tussocks and other indigenous riparian species.

Walter Peak Rural Tourism Zone
Proposed Planting Schedules

18 February 2025

50.11 Structure Plan

[Structure Plan filed by separate PDF]

District Wide provisions

Key: Underlined text for additions and ~~strike through~~ text for deletions.

Amend Chapter 3 as follows:

Strategic Direction Chapter 3:

In 3.18.6 and SO 3.2.5.1A, 'Exception Zone' means any of the following to the extent that the Zone (or Sub-Zone) is depicted on the planning maps:

- a. The Ski Area Sub-zone;
- b. The Rural Residential Zone and Rural Lifestyle Zone (Chapter 22);
- c. The Gibbston Character Zone (Chapter 23);
- d. Jacks Point Special Zone (Chapter 41).
- e. Walter Peak Rural Tourism Zone

Earthworks Chapter 25:

Amend Chapter 25 as follows:

25.4 Activities

| | Table 25.1 – Earthworks Activities | Activity Status |
|---------|--|-----------------|
| 25.4.1 | Earthworks that comply with all of the standards in Tables 25.2 and 25.3, including earthworks for the removal and deposition of material deposited by a natural hazard event that is not covered by Rule 25.4.1A, except where listed in Table 25.1 as a controlled, restricted discretionary or discretionary activity. | P |
| 25.4.1A | <p>Earthworks for the removal and deposition of material deposited by a natural hazard event from within:</p> <ol style="list-style-type: none"> 10m either side of the edge of the formed carriageway of a road or private road, or 10m of a structure, utility or a building, measured from the external walls, edge of roof, or edge of footprint as relevant. <p><u>The standards for the maximum total volume of earthworks within the Rural Zone and Walter Peak Rural Tourism Zone in Table 25.2 do not apply to this rule.</u></p> | P |
| 25.4.1B | <p>Earthworks for the removal and deposition of material deposited by a natural hazard event that do not comply with 25.4.1 or 25.4.1A.</p> <p><u>The standards for the maximum total volume of earthworks within the Rural Zone and Walter Peak Rural Tourism Zone in table 25.2 do not apply to this rule.</u></p> | C |

25.5 Rules – Standards

| | Table 25.2 – Maximum Volume | Maximum Total Volume |
|--------|---|----------------------|
| 25.5.5 | <p>Queenstown Town Centre Zone</p> <p>Wanaka Town Centre Zone</p> <p>Local Shopping Centre Zone</p> <p>Business Mixed Use Zone</p> <p>Airport Zone (Queenstown)</p> <p>Millbrook Resort Zone</p> <p><u>Walter Peak Rural Tourism Zone, except that for earthworks for the removal and deposition of material deposited by a natural hazard event in the Walter Peak Rural Tourism Zone the maximum total volume shall be 1000m³.</u></p> | 500m ³ |

| | Table 25.3 – Standards | Non-compliance |
|---------|--|----------------|
| | Nuisance effects, erosion, sediment generation and run-off | |
| 25.5.11 | <p>Earthworks over a contiguous area of land shall not exceed the following area:</p> <p>25.5.11.1 2,500m² where the slope is 10° or greater.</p> <p>25.5.11.2 10,000m² where the slope is less than 10°.</p> <p>25.5.11.3 2,500m² at any one time for the construction of a trail <u>or any track in the Walter Peak Rural Tourism Zone.</u></p> | RD |
| | Height of cut and fill and slope | |
| 25.5.15 | <p>The maximum depth of any cut shall not exceed 2.4 metres.</p> <p>25.5.15.1 The rule shall not apply to roads.</p> <p>25.5.15.2 This maximum depth of any cut for trails <u>or any track in the Walter Peak Rural Tourism Zone</u> shall not exceed 1.5m</p> | RD |
| 25.5.16 | <p>The maximum height of any fill shall not exceed 2 metres.</p> <p>25.5.15.1 The rule shall not apply to roads and to the backfilling of excavations.</p> <p>25.5.15.2 This maximum depth of any fill for trails <u>or any track in the Walter Peak Rural Tourism Zone</u> shall not exceed 1.5m</p> | |

25.6 Non-Notification of Applications

...

25.6.2 All applications for resource consent for earthworks in the Walter Peak Rural Tourism Zone, where applied for concurrently with an application for resource consent for a building which requires a controlled or restricted discretionary activity resource consent, shall not be publicly notified but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval, except that, where located within the Wahi Tupuna, any application for resource consent for earthworks will not be publicly notified and, for the purpose of limited notification, assessment of affected persons shall be limited to effects on Manawhenua.

Subdivision and Development Chapter 27:

Amend Chapter 27 by inserting the following into Section 27.3 Location – Specific objectives and policies:

Walter Peak Rural Tourism Zone

27.3.XX Objective – Subdivision is in accordance with the Walter Peak Rural Tourism Zone Structure Plan and land use management framework.

Policies

27.3.XX.1 Enable unit title or leasehold (including cross lease) subdivision to be undertaken in accordance with the Walter Peak Rural Tourism Zone Structure Plan and subsequently to an approved land use consent.

27.3.XX.2 Ensure any unit title or leasehold (including cross lease) subdivision is integrated with the Walter Peak Rural Tourism Zone land use framework in Chapter 50, including:

- (a) Coordination of Vegetation Management Areas and consistency with any approved and relevant Vegetation Management Area Plan;
- (b) Ensuring the ongoing management of any locations within Activity Area A used for landscape mitigation associated with the development in an adjoining Activity Area are provided for; and
- (c) Avoid subdivision that does not achieve (a) and (b).

27.3.XX.3 Ensure that subdivision does not result in physical changes to the vegetation, landform and land use other than that provided for in the Walter Peak Rural Tourism Zone Structure Plan and any subsequent approved land use consent.

Amend Chapter 27 by amending Rule 27.6.1 as follows:

27.6.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified.

| Zone | Minimum Lot Area |
|---------------------------------------|-------------------|
| <u>Walter Peak Rural Tourism Zone</u> | <u>No Minimum</u> |

27.7 Rules – Location Specific Standards

[Note. Subdivision in accordance with the Structure Plan would be a controlled activity pursuant to Rule 27.7.1]

| | | |
|------------------------------|--|------------------|
| <p><u>27.7.XX</u></p> | <p><u>Walter Peak Rural Tourism Zone</u></p> <p><u>27.7.XX.1 Unit title or leasehold (including cross lease) subdivision comprising all or any part of Activity Areas A, B, C, D, E, F, G or H where land use consent for buildings is approved and subdivision is undertaken in accordance with the approved land use consent, provided:</u></p> <p>(a) <u>all buildings must be in accordance with an approved land use resource consent;</u></p> <p>(b) <u>all areas to be set aside for the exclusive use of each building or unit must be shown on the survey plan, in addition to any areas to be used for common access or parking or other such purpose; and</u></p> <p>(c) <u>all service connections and on-site infrastructure must be located within the boundary of the site they serve or have access provided by an appropriate legal mechanism.</u></p> <p><u>Control is reserved to:</u></p> <p>(a) <u>The matters listed under Rule 27.7.1.</u></p> <p>(b) <u>The relationship of the area being subdivided with the Vegetation Management Areas and related development within an adjoining Activity Area as identified on the Structure Plan in Chapter 50.</u></p> <p>(c) <u>The methods to ensure that the curtilage, parking and landscaping subject to subdivision would not be inconsistent with the Vegetation Management Area or any approved Vegetation Management Area Plan.</u></p> <p>(d) <u>The integration of any Vegetation Management Area Plan relevant to the area being subdivided.</u></p> <p>(e) <u>The content of legal instruments on the title(s) of the land within Activity Areas requiring the ongoing responsibilities of owners in relation to matters of control (b) – (d).</u></p> <p><u>Information requirements:</u></p> <p><u>Any application for subdivision shall include information prepared by a suitably qualified landscape practitioner which shall set out the detail to which matters of control (b)-(d) are met, including reference, where relevant to the Building and Landscape Design Guidelines in Section 50.8.</u></p> | <p><u>C</u></p> |
| | <p><u>27.7.XX.2 Subdivision other than Unit title or leasehold (including cross lease) subdivision.</u></p> | <p><u>D</u></p> |
| | <p><u>27.7.XX.3 Unit title or leasehold (including cross lease) subdivision that does not comply with 27.7.XX.1(a) – (c), or where the application is not accompanied by the information required by Rule 27.7.XX.1 (if applicable).</u></p> | <p><u>NC</u></p> |

Signs Chapter 31:

Amend Chapter 31 as follows:

31.14 Rules – Activity Status of Signs in Special Zones

The rules relating to signs in this table are additional to those in Table 31.4 and are subject to the standards in Table 31.15. If there is a conflict between the rules in Table 31.4 and the rules in this table, the rules in this table apply.

| Table 31.14 – Activity Status of signs in Special Zones | | Jacks Point Zone outside of Village Activity Areas and residential Activity Areas | Waterfall Park Zone | Walter Peak Rural Tourism Zone | Millbrook Resort Zone Rural Visitor Zone |
|---|--|---|---------------------|--------------------------------|--|
| 31.14.1 | Signs for commercial activities and community activities Control is reserved to the matters set out in Rule 31.17. | C | C | C | C |
| 31.14.2 | Identification of a signage platform for a commercial activity or community activity Control is reserved to the matters set out in Rule 31.17. | C | C | C | C |
| 31.14.3 | Signs for visitor accommodation Control is reserved to the matters set out in Rule 31.17. | D | D | C | C |
| 31.14.4 | Signs not associated with commercial activities, community activities or visitor accommodation | P | P | P | P |
| <u>31.14.5</u> | <u>Any operational, directional and safety signage relating to the movement of vehicles and people around the zone</u> | | | P | |
| 31.14.56 | Any sign activity which is not listed in Table 31.4 or Rules 31.14.1 to 31.14.4 inclusive | D | D | D | D |

Chapter 36 Noise:

Amend Chapter 36 as follows:

36.5 Rules – Standards

Table 2: General Standards

| Rule Number | General Standards | | | | Non-compliance Status |
|-------------|--|---|----------------|---|-----------------------|
| | Zones sound is received in | Assessment location | Time | Noise limits | |
| 36.5.2 | Walter Peak Rural Tourism Zone (Note: for noise received in the Walter Peak Rural Tourism Zone, the noise limits specified do not apply to noise from activities within the Walter Peak Rural Tourism Zone.) | Any point within the notional boundary of a visitor accommodation unit. | 0800h to 2000h | 50 dB L_{dn} $L_{Aeq}(15\text{ min})$ | NC |
| | | | 2000h to 0800h | 40 dB L_{dn} $L_{Aeq}(15\text{ min})$ | NC |

| Rule Number | Specific Standards | | | | Non-compliance Status |
|-------------|--------------------------|---|-------------|----------------|-----------------------|
| | Activity or sound source | Assessment location | Time | Noise limits | |
| 36.5.11 | Helicopters ... | At any point within the notional boundary of any residential unit, other than residential units on the same site as the activity. For any landing area in the Walter Peak Rural Tourism Zone, the assessment location is any point within the notional boundary of a unit outside the Walter Peak Rural Tourism Zone. ... | At any time | 50 dB L_{dn} | NC |

Rural Visitor Zone Chapter 46:

Amend Chapter 46, as follows:

Policies

- 46.2.2.4 Manage the effects of buildings and development on landscape values, landscape character and visual amenity values by:
- a. controlling the colour, scale, design, and height of buildings and associated infrastructure, vegetation and landscape elements;
 - b. in the immediate vicinity of the Homestead Area at Walter Peak, and the historic homestead at Arcadia, providing for a range of external building colours that are not as recessive as required generally for rural environments, but are sympathetic to existing development; and
 - c. in the Matakauri Rural Visitor Zone, requiring that buildings are separated and that the space between buildings is planted in order to reduce the dominance of built form when viewed from beyond the boundary of the Zone
- ~~46.2.2.9 Within the Walter Peak Water Transport Infrastructure overlay, provide for a jetty or wharf, weather protection features and ancillary infrastructure at Beach Bay while:~~
- ~~a. maintaining as far as practicable natural character and landscape values of Beach Bay while recognising the functional need for water transport infrastructure to locate on the margin of and on Lake Wakatipu;~~
 - ~~b. minimising the loss of public access to the lake margin; and~~
 - ~~c. encouraging enhancement of nature conservation and natural character values.~~
- ~~46.2.2.11 Ensure the ongoing management and maintenance of existing hazard mitigation measures, including management systems and evacuation plans, where new or relocated buildings within the Hazard Management Area identified on the District Plan web mapping application in the Walter Peak Rural Visitor Zone rely on those measures.~~
- ~~46.2.2.12 Avoid development for living purposes (including visitor accommodation) in the Natural Hazard Building Restriction Areas identified on the District Plan web mapping application in the Walter Peak Rural Visitor Zone.~~
- 46.3.2 Interpreting and Applying the Rules**
- 46.3.2.4 ~~The surface of lakes and rivers are zoned Rural₁, except for the area identified on the District Plan web mapping application as Walter Peak Water Transport Infrastructure overlay for the purposes of Rule 46.4.11.~~

46.4 Rules – Activities

| | <i>Rules - Activities</i> | Activity Status |
|----------------|--|------------------------|
| 46.4.7 | <p>Construction or exterior alteration of buildings</p> <p>46.4.7.1: The construction or exterior alteration of buildings (other than identified in Rules 46.4.8 to 46.4.13 and 46.4.18).</p> <p>46.4.7.2: In the Gibbston Valley Rural Visitor Zone, the construction, relocation or exterior alteration of buildings within the Developable Areas identified on the District Plan web mapping application.</p> <p>46.4.7.3: In the Walter Peak Rural Visitor Zone, the construction or relocation of buildings or structures used for living purposes (including visitor accommodation) within an area identified on the District Plan web mapping application as a Hazard Management Area (other than identified in Rules 46.4.8, 46.4.9 and 46.4.11 to 46.4.13).</p> <p>46.4.7.4 In the Arcadia Rural Visitor Zone, the construction, relocation or exterior alteration of buildings within the building platforms identified on Lots 1 to 11 of the Arcadia Rural Visitor Zone Structure Plan at 27.13.19A.</p> <p>...</p> | C |
| 46.4.9 | <p>At Walter Peak within the Water Transport Infrastructure Overlay as identified on the District Plan web mapping application, a jetty or wharf, weather protection features and ancillary infrastructure</p> <p>Discretion is restricted to:</p> <p>a. Effects on natural character;</p> <p>b. Effects on landscape values and amenity values;</p> <p>c. Lighting;</p> <p>d. Effects on public access to and along the lake margin; and</p> <p>e. External appearance, colour and materials.</p> | RD |
| 46.4.10 | <p>In the Walter Peak Rural Visitor Zone, the construction or relocation of buildings or structures within an area identified on the District Plan web mapping application as a Natural Hazard Building Restriction Area (NHBRA) (other than identified in Rules 46.4.12, 46.4.13 and 4.4.18)</p> <p>Discretion is restricted to:</p> <p>a. The compatibility of the building density, scale, design and location with</p> <p>b. landscape, cultural and heritage, and visual amenity values;</p> <p>c. Landform modification, landscaping and planting;</p> <p>d. Lighting;</p> <p>e. Servicing including water supply, fire fighting, stormwater and f. wastewater;</p> <p>g. Natural Hazards; and</p> | RD |

| | | |
|----------------|--|---------------|
| | h. Design and layout of site access, on-site parking, manoeuvring and i. traffic generation. | |
| 46.4.11 | At Walter Peak within the Water Transport Infrastructure Overlay as identified on the District Plan web mapping application, any building other than those identified in Rule 46.4.9 | D |
| 46.4.18 | In the Walter Peak Rural Visitor Zone, the construction or relocation of buildings or structures used for living purposes (including visitor accommodation) within an area identified on the District Plan web mapping application as a Natural Hazard Building Restriction Area (NHBRA). | NG |

46.5 Rules - Standards

| | Table 46.5 — Standards | Non-compliance status |
|---------------|--|------------------------------|
| 46.5.4 | Glare 46.5.4.1: All exterior lighting shall be directed downward and away from adjacent sites and public places including roads or waterbodies. 46.5.4.2: No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site. 46.5.4.3: Rule 46.5.4.2 shall not apply to exterior lighting within the Walter Peak Water Transport Infrastructure overlay. | NC |
| 46.5.5 | Setback of buildings from waterbodies 46.5.5.1: The minimum setback of any building from the bed of a river, lake or wetland shall be 20m. 46.5.5.2: Rule 46.5.5.1 shall not apply to those structures or buildings identified in Rule 46.4.9 located within the Walter Peak Water Transport Infrastructure overlay. | RD |
| 46.5.6 | Setback of Buildings 46.5.6.1: Buildings shall be set back a minimum of 10 metres from the Zone boundary. 46.5.6.2: Rule 46.5.6.1 shall not apply to those structures or buildings identified in Rule 46.4.9 located within the Walter Peak Water Transport Infrastructure overlay. 46.5.6.3: Within the Skippers Rural Visitor Zone, Rule 46.5.1 shall not apply to buildings that comply with a 10 metre set back from the Escarpment Edge line demarcated on the District Plan web mapping application. | RD |
| 46.5.7 | Commercial Recreational Activity 46.5.7.1: Commercial recreational activity that is undertaken outdoors shall not involve more than 30 persons in any one group 46.5.7.2: Rule 46.5.7.1 shall not apply in the Walter Peak Rural Visitor Zone or in the Maungawera Rural Visitor Zone ... | RD |

46.6 Non-Notification of Applications

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

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



Activity Areas

- A** - Nature Conservation, Enhancement and Open Space
- B** - Walter Peak Farm Homestead Core
- C** - Water Transport Infrastructure
- D** - Lakeside
- E** - Functions
- F** - Visitor Accommodation
- G** - Staff Accommodation and Service Facilities
- H** - Staff Accommodation


Vegetation Management Areas

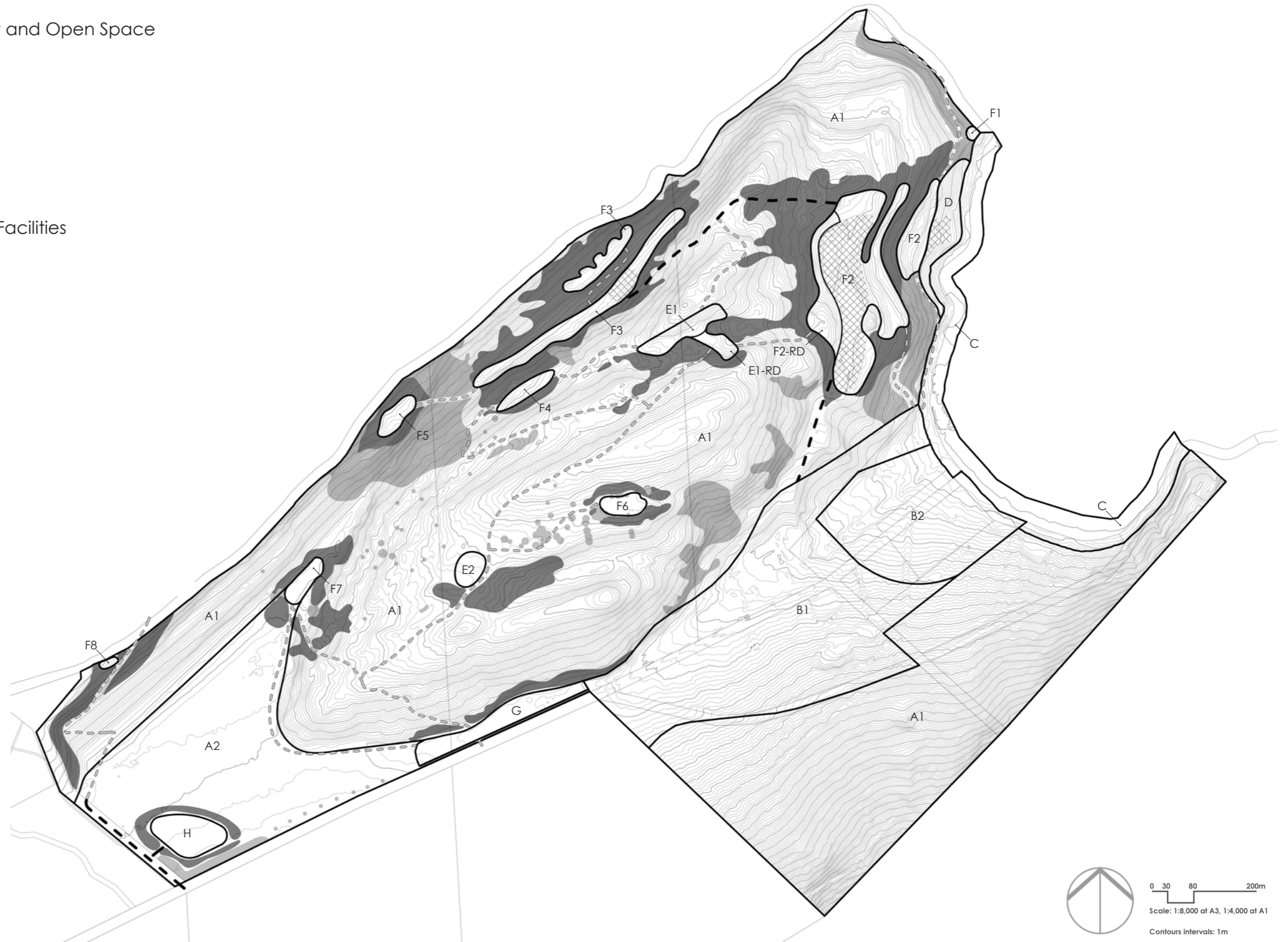
-  Existing
-  Pre-development "framework"

Access

-  Primary
-  Secondary

Buildings


-  Large format building locations



Walter Peak Rural Tourism Zone
Structure Plan



Vegetation Management Area


 Existing mixed exotics and indigenous vegetation to be managed and enhanced
8.56 ha

 Proposed pre-development "framework" planting
17.60 ha

Total 26.16 ha

Overlay Areas

 Hazards Management Area

 Natural Hazards/Building Restriction Area





Walter Peak Rural Tourism Zone
Structure Plan - Vegetation




Activity Areas

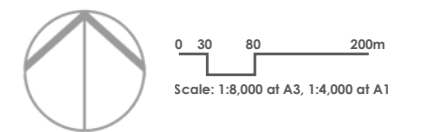
- A** - Nature Conservation, Enhancement and Open Space
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Access

-  Primary
-  Secondary

Buildings

-  Large format building locations



Walter Peak Rural Tourism Zone
Structure Plan - Activity Areas and Access

