

APPENDIX 3 – PROPOSED RULES

46.6 Rules – Activities in the Corbridge RVZ

The Corbridge Structure Plan includes Activity Areas AA1-AA8. Activities identified to occur within the zone will be required to establish in accordance with Rule Table 46.6, General Standards Table 46.7 and Activity Area Specific Standards Table 46.8.

The purpose of the Corbridge Structure Plan is to consolidate visitor accommodation and associated activity, including buildings and infrastructure to the least sensitive locations of the Corbridge RVZ Rural Landscape, while enabling golf, an outdoor recreational activity that will support the maintenance of landscape character and amenity values throughout the zone and the surrounding area.

Activity Areas (AA1-AA4) contain a predomination of visitor accommodation activity and recreational facilities that will be well insulated by large areas of Golf Course and Open Space Areas. Activity Area AA5 provides residential accommodation for those employed at the site. The most sensitive parts of the zone as viewed from outside of the Corbridge RVZ are further protected by the identification of Activity Area AA7 – Open Space Road Buffer.

The rules seek to achieve the following **outcomes** in each Activity Area:

Fairway Visitor Accommodation Activity Area (AA1) – To provide for individual larger format visitor accommodation units, of which a minor apportionment are able to be permanently occupied by residents, set within the high amenity peripherals of Golf Course Fairways.

Low Density Visitor Accommodation Activity Area (AA2) – To provide for individual visitor accommodation units set amongst generous levels of open space.

Higher Density Visitor Accommodation Activity Area (AA3) – To provide for a **variety of visitor accommodation unit designs** including single level, multi-level, attached and detached units in close proximity to the Hotel and Golf facilities.

Hotel/Golf Facilities Activity Area (AA4) – To provide for **comprehensive hotel style** visitor accommodation and associated activities, as well as Golf Club house and associated outdoor recreation facilities.

Worker Accommodation Activity Area (AA5) – To provide for the residential accommodation of workers associated with construction and on-going operational requirements of facilities within the zone.

Open Space Activity Area (AA6) – To retain large swathes of open space landscape between the activity areas that accommodate built development, and provide for a lake as a focal point for adjoining activity areas.

Open Space Road Buffer Activity Area (AA7) – To retain an open landscape character as viewed from State Highway 6, including the protection of structural shelterbelt plantings that provide enclosure of the other Activity Areas north of the Open Space Road Buffer Activity Area.

Golf Course Activity Area (AA8) – To provide for outdoor recreation activities while retaining open space.

Comment [EG1]: These outcomes have no legal weight sitting in the purpose statement. If they are to be used to help the assessment of discretionary and non-complying activities, they should be objectives or policies.

Comment [EG2]: I'm not sure the rules achieve this – design is a matter of control in relation to landscape when viewed from outside the site, but there doesn't seem to be anything that triggers consideration of this particular outcome.

Comment [EG3]: I'm not sure what this means? Is there a more helpful word to use than 'comprehensive', or does it work without 'comprehensive'?

46.6.1 The activity status specified in Table 46.6 applies when all the relevant General Standards in Table 46.7 and the relevant Activity Area Specific Standards in Table 46.8 are complied with. In cases of non-compliance with the standards in Tables 46.7 or 46.8, the activity status specified in the Non-Compliance Status column of those tables applies.

	Table 46.6 – Activities	Activity Status
46.6.1	Any activity not located in accordance with the Corbridge Structure Plan	NC
46.6.2	Farming	P
46.6.3	Visitor Accommodation in AA1-AA4	P
46.6.4	Commercial recreational activities	P
46.6.5	Recreation and recreational activity	P
46.6.6	Residential Activity in Activity Areas AA1 & AA5	P
46.6.7	Homestay Activities in Activity Area AA1	P
46.6.8	Residential Activity outside of Activity Areas AA1 & AA5	NC
46.6.9	The construction, relocation or exterior alteration of buildings, other than identified in Rules 46.6.10 to 46.6.13, 46.6.23 and 46.6.24 Control is reserved to: <ul style="list-style-type: none"> a. The compatibility of the building design, density and location with landscape and visual amenity values as viewed from outside of the Corbridge RVZ; b. Landscaping and planting; c. Lighting; d. Servicing including water supply, firefighting, stormwater and wastewater; e. Natural Hazards; f. Design and layout of site access, on-site parking, manoeuvring and traffic generation; and g. Any adverse effects on Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure located within the adjacent road, as shown on the Plan maps. 	C
46.6.10	The construction, relocation or exterior alteration of any building within the Open Space Activity Area (AA6), other than identified in Rule 46.6.24	D
46.6.11	The exterior alteration or extension of any existing building within the Open Space Road Buffer Area (AA7), other than identified in Rules 46.6.23 and 46.6.24	RD <ul style="list-style-type: none"> a. Visual amenity values; b. external Appearance; c. landscape

Comment [EG4]: I think an opening statement like this is needed to explain the relationship between the tables. Note I've given the provision number 46.6.1, which would mean renumbering all the other rules.

Comment [BI5R4]: Accepted

Comment [EG6]: The PDP generally structures the activity tables in order of activity status – so all P, then all C, RD, D, NC and Pr.

Comment [BI7R6]: Accepted

Comment [EG8]: You are purposefully providing no limits for commercial recreation activities? (notified RVZ limits group size). If golf is the only commercial recreation activity proposed for the site, you could consider having specific permitted rule for that, and making other commercial recreation activities D.

Comment [EG9]: Lining these matters up with my latest version of Ch46

Comment [BI10R9]: Accepted

Comment [EG11]: Note my earlier comment about the design outcome sought in the purpose statement.

Comment [EG12]: This is relevant to the Corbridge site.

Comment [BI13R12]: Accepted

Comment [BI14]: Accepted

Comment [BI15]: Accepted

		treatment
46.6.12	The construction or relocation of any building within the Open Space Road Buffer Area (AA7)	NC
46.6.13	The construction of any building within the Golf Course Activity Area (AA8) associated with golf course user-shelter, grounds keeping or maintenance, including storage of equipment and machinery associated with such use, other than identified in Rules 46.6.23 and 46.6.24	RD d. landscape; e. Visual amenity values; and f. Nature, scale and external appearance; g. d. Density of development
46.6.14	Golf course outside of the Golf Course Activity Area AA8	D
46.6.15	Activities Sensitive to Aircraft Noise within the Outer Control Boundary - Wanaka Airport	PR
46.6.16	Industrial Activity	NC
46.6.17	Commercial, retail or service activities not associated with visitor accommodation or commercial recreation or recreational activities	NC
46.6.18	Mining	NC
46.6.19	Informal Airports	NC
46.6.20	Licensed premises within Activity Areas AA3 and AA4 Control is reserved to: a. The scale of the activity b. Car parking and traffic generation c. The configuration of activities within the building and site (e.g. outdoor seating, entrances etc) d. Hours of operation	C
46.6.21	Licensed premises outside of Activity Areas AA3 and AA4	NC
46.6.23	The construction, relocation or exterior alteration of buildings within an area identified on the District Plan maps as a Moderate-High Landscape Sensitivity Area	D
46.6.24	The construction, relocation or exterior alteration of buildings within an area identified on the District Plan maps as being a High Landscape Sensitivity Area	NC
46.6.25	The removal of any shelterbelt planting rows that are identified on the Corbridge Structure Plan within the Open Space Road Buffer Activity Area (AA6)	NC
46.6.26	Planting to maintain shelterbelts that are identified on the Corbridge Structural Plan	P

Comment [EG16]: Need to sort the numbering in this box.

Comment [BI17]: Accepted

Comment [EG18]: What is the actual activity here? Construction of a golf course, use of a golf course for commercial recreation?
It also begs the question, what status does 'golf course' have inside area AA8? This probably links to my comment above about permitted commercial recreation. Perhaps there should be a permitted rule for use of a golf course for commercial recreation in Activity Area AA8?
I think construction of a golf course needs to be managed by the earthworks chapter.

Comment [BI19R18]: Refer new rules in updated version. Permitted within AA8, Discretionary outside of AA8.

Comment [EG20]: I question the inclusion of this rule and the next. The definition of visitor accommodation allows for the provision of associated bar and restaurant facilities etc. I'd rather leave it at that and not have this addition rule, which implies something more substantial and separate from facilities associated with VA.

46.6.27	Landscaping within the Road Side Buffer Activity Area (AA7) other than provided by Rule 46.6.26	RD Discretion is restricted to: Effects on visual amenity, landscape and open space values from State Highway 6
46.6.28	Any other activity not listed in this Table	NC

46.7 General Standards applicable to all Activity Areas identified on the Corbridge Structure Plan

	Table 46.7 – General Standards	Non Compliance Status
46.7.1	<p>Building Material and Colours</p> <p>Any building and its alteration, including shipping containers that remain on site for more than six months, are subject to the following:</p> <p>All exterior surfaces* must be coloured in the range of browns, greens or greys including;</p> <p>Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and</p> <p>All other exterior surface** finishes, except for schist, must have a light reflectance value of not greater than 30%.</p> <p>* Excludes soffits, windows and skylights (but not glass balustrades).</p> <p>** Includes cladding and built landscaping that cannot be measured by way of light reflectance value but is deemed by the Council to be suitably recessive and have the same effect as achieving a light reflectance value of 30%.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> Landscape Visual Amenity Values; and External Appearance
46.7.2	<p>Setback of Buildings</p> <p>Buildings shall be set back a minimum of 15m from the Zone boundary.</p>	D

Comment [BI21]: Accepted

Comment [BI22]: Accepted

46.8 Activity Area Specific Standards to apply to Activity Areas identified on the Corbridge Structure Plan

Table 46.8: Activity Area Specific Standards		
Fairway Visitor Accommodation (AA1)		Non Compliance Status
46.8.1	The maximum number of visitor accommodation units shall be 115	NC
46.8.2	The maximum number of residential units shall be 35	NC
46.8.3	The maximum Ground Floor Area of any Unit shall be 400m ²	NC
46.8.4	The minimum separation distance between Units shall be 8m	NC
46.8.5	Units shall be set back a minimum of 10m from any vehicle access or service lane	NC
46.8.6	The maximum height of any building shall be 6.0m	NC
Low Density Visitor Accommodation Activity Area (AA2)		Non Compliance Status
46.8.7	The maximum number of visitor accommodation units shall be 100	NC
46.8.8	The maximum Ground Floor Area of any Unit shall be 300m ²	NC
46.8.9	The minimum separation distance between units shall be 8m	NC
46.8.10	Units shall be set back a minimum of 10m from any vehicle access or service lane	NC
46.8.11	The maximum height of any building shall be 6.0m	NC
Higher Density Visitor Accommodation Activity Area (AA3)		Non Compliance Status
46.8.12	The maximum building coverage within the Higher Density Visitor Accommodation Activity Area (AA3) shall be 50%	NC
46.8.13	Building Size The maximum Ground Floor Area of any building shall be 1,000m ²	RD Discretion is restricted to: a. landscape; b. Visual amenity values; and c. Nature, scale and external appearance; d. <u>Density of development.</u>
46.8.14	The maximum height of any building shall be 12.0m	NC
Hotel/Golf Club Facilities Activity Area (AA4)		Non Compliance Status
46.8.15	The maximum building coverage within the Hotel/Golf Club Facilities Activity Area (AA4) shall be 70%	NC
46.8.16	Building Size	RD

Comment [BI23]: Refer updated provisions for response to these changes

Comment [BI24]: accepted

Comment [BI25]: accepted

Comment [BI26]: accepted

	The maximum Ground Floor Area of any building shall be 1,000m ²	Discretion is restricted to: d. landscape; e. Visual amenity values; and f. Nature, scale and external appearance; d. <u>Density of development.</u>
46.8.17	The maximum height of buildings shall be 12.0m	Exceedance to a total height of 16m: RD Discretion is restricted to: a. landscape b. Visual amenity values c. management of effects related to visibility of building form outside of the Corbridge Rural Visitor Zone including landscape treatment; Exceedance to a total height greater than 16m: NC
	Worker Accommodation Activity Area (AA5)	Non Compliance Status
46.8.19	The maximum number of residential units shall be 100	D
46.8.20	When occupied, at least one of the occupants must be part of the staff employed within the Corbridge Rural Visitor Zone	NC
46.8.21	The maximum Ground Floor Area of any Residential Unit shall be 160m ²	D
46.8.22	The maximum building coverage within the Worker Accommodation Activity Area (AA5) shall be 40%	D
46.8.23	The maximum height of buildings shall be 5.0m	Exceedance to a total height of 6.5m: RD

Comment [BI27]: accepted

Comment [BI28]: accepted

Comment [EG29]: Is there policy support for the differences in non-compliance status – RD v D v NC? (for all the standards, not just this one)

Comment [BI30]: Refer to updated provisions for response to these suggested changes.

		<p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. landscape b. Visual amenity values c. management of effects related to visibility of building forms outside of the RVZ, including landscape treatment ; <p>Exceedance to a total height greater than 6.5m: NC</p>
46.8.25	The minimum separation distance between units shall be 4m. This standard does not apply to units that share a party wall.	NC
46.8.26	Residential Units shall be set-back a minimum of 4.5m from any vehicle access or service lane	NC
Open Space Activity Area (AA6)		Non Compliance Status
46.8.27	The maximum Ground Floor Area of any building shall be 25m2	D
46.8.28	The maximum height of any building shall be 5.0m	NC
Golf Course Activity Area (AA8)		Non Compliance Status
46.8.31	The maximum Ground Floor Area of any building shall be 25m2	RD
		<p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. .
46.8.32	The maximum height of any building shall be 5.0m	NC

Comment [BI31]: accepted

Comment [EG32]: Rule 46.6.10 makes buildings within AA6 D anyway. Non-compliance with this standard should be NC.

Comment [EG33]: Rule 46.6.13 makes buildings in these areas RD anyway. Non-compliance with this standard should be D or NC, and delete the matters of discretion

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
Rural Visitor Zone	No Minimum with exception of Activity Area AA5 as identified by the Corbridge Structure

		plan which should have a minimum lot size of 3.0ha
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