

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Hearing Streams 18
and 20 - Stage 3b
Proposed District Plan

**REPLY OF EMILY SUZANNE GRACE
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

PLANNING: CHAPTER 46 RURAL VISITOR ZONE

10 September 2020

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1. INTRODUCTION

1.1 My name is Emily Suzanne Grace. I prepared the section 42A report¹ (**s42A**) and two statements of rebuttal² for the Rural Visitor Zone (**RVZ**) filed in Hearing Stream 18. My qualifications and experience are set out in my s42A.

1.2 I attended the hearing on 2 July, 29 – 30 July and the 6 and 13 August 2020 and have been provided with reports of what has taken place at the hearing where relevant to my evidence.

1.3 This reply evidence covers the following issues:

- (a) Arcadia submissions (Hearing Stream 18 and 20);
- (b) Questions raised by the Panel in Minute 35;
- (c) Changed to Chapter 46 purpose, objectives and policies;
- (d) Malaghans Investments Limited re-zoning (**31022**);
- (e) Heron Investments Limited re-zoning (**31014**);
- (f) Corbridge Estates Limited Partnership re-zoning (**31021**);
- (g) Gibbston Valley Station re-zoning (**31037**);
- (h) Loch Linnhe Station re-zoning (**31013**);
- (i) R&S Burdon and Glen Dene Limited (**31043**);
- (j) Matararui Lodge Ltd re-zoning (**31033**);
- (k) Barnhill re-zoning (**31055**).

1.4 The following are attached to my reply evidence:

- (a) **Appendix A:** Recommended Revised Chapter 46 and variations;
- (b) **Appendix B:** Bespoke Rural Zone provisions considered as an alternative for Arcadia;
- (c) **Appendix C:** Final recommendations on submissions;
- (d) **Appendix D:** Specific changes sought by submitters that are not within scope;
- (e) **Appendix E:** Relevant Strategic Objectives and Policies;
- (f) **Appendix F:** Section 32AA Assessment; and

1 Dated 18 March 2020.

2 Dated 12 and 19 June 2020.

(g) **Appendix G:** Visitor Accommodation size research.

2. ARCADIA / SUCCESSORS OF VEINT SUBMISSION (31034)

2.1 There was an extensive discussion at the Hearing between the Panel and counsel for the submitter on the nature of the structure plan and subdivision consent that have been granted at Arcadia, as well as the effect of the covenant that is required to be placed on the subdivided lots as a condition of subdivision consent, requiring development in accordance with the structure plan. Council's Legal Reply sets out Council's understanding of the nature of the consents and the covenant and their relevance to the Panel's recommendations on the rezoning request.

2.2 The Hearings Panel made a suggestion to the submitter that if the land identified for residential use was zoned Rural rather than RVZ, then residential use would not be non-complying, addressing one of the submitter's main concerns (one residential unit, which include the residential activity, would be a permitted activity on each consented building platforms). Since the hearing, Mr Vivian has approached me to discuss this possibility further, but our discussions have not resulted in any agreement.

2.3 I remain of the opinion set out in section 6 of my s42A and section 7 of my first rebuttal evidence, that the structure plan relief sought by the submitter should be rejected, including that there should be no exception for residential development within the Arcadia RVZ. However, should the Panel come to a different view to me regarding the residential aspect of the relief, I have considered the alternative option suggested at the Hearing, of applying the Rural Zone to that part of the Arcadia site subject to the subdivision consent.

2.4 I understand there is scope for applying the Rural Zone to the subdivision area of Arcadia, as the Rural Zone provisions would generally achieve the relief sought by the submitter, specifically the relief to provide a more permissive framework for residential development on the subdivided lots than the notified RVZ. I note that there would need to be Arcadia-specific amendments to some of the

Rural Zone provisions to ensure the final provisions applied to the area, are within the scope of the submission (discussed further below).

- 2.5** Mr Veint's submission seeks permitted status for residential activity, with controlled status for residential buildings. In my opinion, permitted status for residential activity within the RVZ would be contrary to notified Policy 46.2.1.7 to avoid residential activity within the Zone³. However, limited residential activity is anticipated within the Rural Zone. Rule 21.4.5 provides for one residential unit within an approved building platform as a permitted activity, and Rule 21.4.6 provides for the construction of buildings within an approved building platform as a permitted activity. The Arcadia subdivision has resulted in approved building platforms registered on the survey plan. As such, applying the Rural Zone to the subdivided area would mean Rule 21.4.5 provides the permitted activity status that the successor to the Veint submission is seeking.
- 2.6** The Rural Zone policy framework does not have a particular focus on residential activities (in a positive or negative sense). Objective 21.2.1 is that "*a range of land uses, including farming and established activities, are enabled while protecting maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.*" The associated policies manage the effects of buildings and a range of rural activities.
- 2.7** Ms Mellsop considered Rural Zoning, as an alternative to RVZ, for that part of the site subject to the subdivision consent in her Reply statement. Ms Mellsop considers that Rural Zoning would be appropriate for that part of the site subject to the subdivision consent, subject to a 6m height limit being applied (discussed further below). Ms Mellsop states that Rural Zoning would ensure that the landscape values of the Outstanding Natural Landscape (**ONL**) are protected and that the 6m height restriction would assist in shielding the development from view, from outside the site.
- 2.8** Ms Mellsop explains in her reply evidence that the existing subdivision consent has conditions, including consent notices, that are necessary

³ See section 6 of my s42A.

to manage the effects on landscape from the residential building platforms. I note that these conditions will need to be complied with if the subdivision proceeds. Should the subdivision not proceed, the 'Arcadia Rural Zone' provisions would ensure protection of the character and values of the ONL under any alternative development proposal.

Site specific rules and standards

2.9 I have considered the Rural Zone rules and standards, and what modifications might be necessary to ensure the provisions applied to an 'Arcadia Rural Zone' are within scope. This review has identified that a site-specific set of rules and standards for an Arcadia Rural Zone, included as separate tables within the Rural Zone chapter, would be necessary to ensure the provisions applied to the subdivision area are within scope. If the Panel was to prefer this approach, I have included site specific recommended rules and standards within the tables in **Appendix B** for the Panel's convenience.

3. STREAM 20: ARCADIA (31074) TEMPORARY FILMING

3.1 At the Hearing for this submission, the Panel asked the submitter's representatives whether it would be possible to land a helicopter 250m from any of the proposed activity areas on the Arcadia Structure Plan. This was in the context of managing noise effects from temporary filming activities, should the Arcadia Structure Plan be incorporated into the PDP. This was discussed at the Hearing with reference to the zoning map on the big screen, but not with direct reference to the Structure Plan itself.

3.2 To assist the Panel, below is a figure (**Figure 1**) that shows the zoning with the Structure Plan activity areas overlaid, with a 250m 'buffer' applied from the edges of the activity areas. Figure 1 shows that it is not possible for a helicopter to land at least 250m from any of the activity areas, except possibly in the far south-eastern corner. As such, I maintain my recommendations in the s42A.

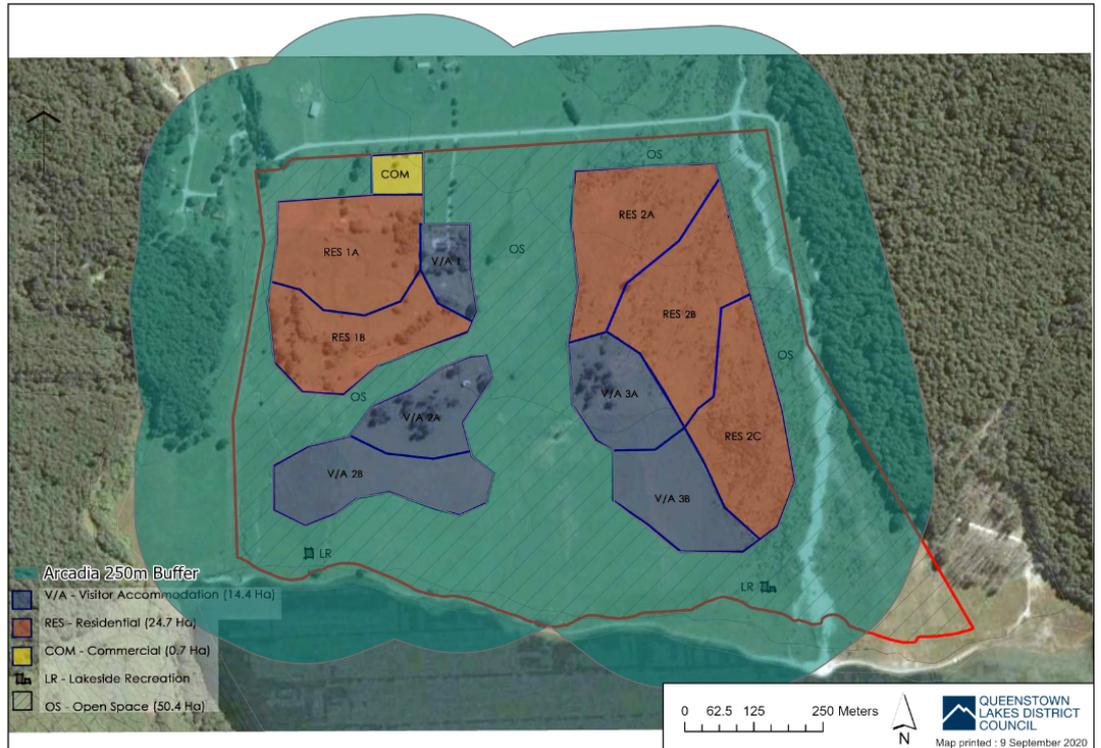


Figure 1

4. QUESTIONS RAISED BY THE PANEL IN MINUTE 35

4.1 A number of the questions in Minute 35, issued 24 August 2020, relate to the RVZ. I respond to those questions relating to planning matters below.

Scope

4.2 Minute 35 asks Council, at paragraph 6, to identify the specific changes sought by submitters that are not within scope. I have included a list of these matters at **Appendix D**.

Strategic objectives and policies

4.3 Minute 35, at paragraph 7, asks about the strategic objectives and policies that relate to the re-zoning requests. I have included a list of the relevant strategic objectives and policies at **Appendix E**.

Section 32 assessment

- 4.4** Paragraph 8 of Minute 35 raises questions in relation to the Council's s32 evaluation of recommended changes to the notified RVZ. In particular, the Panel queries how certain matters have been addressed within Council's s32 evaluation, including - the costs and benefits of the recommended changes and the basis of determining the appropriateness of locating the RVZ in rural landscapes other than ONL, and in areas that are generally remote rather than remote.
- 4.5** In my assessment of the submissions requesting rezoning, I did not specifically consider the method of 'spot zoning' against the s32 criteria. Rather, I considered the text changes to the objectives and policies and then the merits of the individual rezoning requests, both of which I consider to be necessary steps. A high level s32AA assessment of using a spot zone is included at **Appendix F**.
- 4.6** Paragraph 8 of Minute 35 focuses on the application of the RVZ to areas that are not ONL. In my opinion, an assessment of the costs and benefits of the implementation of the provisions, including the application of the zone, needs to be undertaken in the context of both the ONL and RCL. While there have been four requests for rezonings outside the ONL, there have been nine requests for rezonings within the ONL. This suggests a greater pressure on the ONL rather than the RCL.
- 4.7** The original s32 report assessed the issue of the effects of activities within the RVZ on the ONL. While this assessment was focused on activities within the ODP RVZ areas, I consider that it applies to the consideration of applying the RVZ to other ONL areas.
- 4.8** I remain of the opinion that it is consistent with the PDP strategic objectives and policies for the RVZ to apply within both ONLs and RCLs, for the reasons set out in section 3 of my s42A. The RVZ is a zone that specifically implements two strategic outcomes sought by the PDP:

- (a) the realisation of the significant socioeconomic benefits of well-designed and appropriately located visitor industry places, facilities and services⁴; and
- (b) the retention of the District's distinctive landscapes⁵.

4.9 In my opinion, the RVZ provides specific direction on how to achieve these objectives, by identifying appropriate locations and applying a specific landscape management framework, and can do this in both the ONL and the RCL. In my opinion, the changes I recommend to the objectives and policies in **Appendix A** make this direction clearer.

4.10 In my opinion, it is very difficult to assess the specific costs and benefits of the application of the zone without a specific site in mind. It is possible to assess the costs and benefits of the implementation of the policies generally, but the 'spot zoning' nature of the RVZ means a case-by-case assessment for the application of the zone. This is because landscape management is a key focus of the zone, and landscape matters tend to be site-specific, as the rezoning submissions have demonstrated. The permissive, but limited, parameters of permitted and controlled development within the RVZ means it is possible to undertake an assessment of how activities anticipated by the Zone will impact landscape values. My understanding is that this landscape assessment can be undertaken for sites within RCLs in the same manner as it can be undertaken in ONLs, as the assessment accounts for the different values associated with the different types of landscape. In my opinion, this level of assessment at zoning stage provides a reasonably high threshold for the proposed RVZs to pass.

4.11 I comment further on 'remote' below, under the heading 'objectives and policies'.

Other matters

4.12 At paragraph 9 of Minute 35, the Panel identifies other matters considered in the re-zoning request (traffic safety, infrastructure

4 SO 3.2.1.1.
5 SO 3.2.5.

services, natural hazards etc) and asks how these matters are intended to be addressed in the objectives and policies guiding RVZ location choices. As explained below, I no longer propose a specific policy addressing RVZ location, but recommend strengthening of the existing objectives and policies in this regard. I note that other chapters of the PDP are relevant to consideration of these other matters, such as the transport and natural hazards chapters. In addition, the s32 assessment requires an assessment of the effects of the implementation of the provisions, including zone location, which was the trigger for these matters to be considered as part of the assessment of the re-zoning requests. As such, I do not consider it is necessary for these matters to be specifically identified as part of a set of policies guiding zone location.

If no areas outside ONLs are re-zoned

- 4.13** In terms of paragraph 10 of Minute 35, if the Panel does not agree to any RVZ rezonings within an RCL (or within the WBRAZ), my view is that the RVZ chapter should not be amended to allow for future RVZ rezonings that are not located in an ONL.
- 4.14** However, I consider that the changes I proposed to strengthen the policy framework should still be made, even if no new re-zonings in the ONL are accepted, as these changes will better achieve the Strategic objectives and policies for RVZs located within an ONL. **Appendix A** includes grey text that would need to be removed/modified if none of the re-zoning requests outside the ONL are accepted. I note this is only a small proportion of the changes I propose.

Fit for purpose

- 4.15** Paragraph 11 of Minute 35 asks whether the resulting RVZ, following recommended changes in response to submissions, is 'fit for purpose' and remains the most appropriate way to address the relevant resource management issue.
- 4.16** In my opinion, a new resource management issue arose as a result of submissions, and the notified objectives had not been framed to

address it. There are a number of ways to frame issues, but in this case I consider '*how should areas of RVZ be identified*' is a legitimate reflection of the issues raised in submissions. This allows consideration of the Byrch submission, whether the RVZ should apply within the RCL, how additional areas within the ONL should be identified, and what the key characteristics of RVZ sites should be. I traversed these issues in my s42A, primarily in section 4 on 'changes to provisions: applying RVZ outside ONL areas'. I consider that the notified RVZ provisions are not fit for purpose to address this new resource management issue. I consider that my Reply version of the RVZ (attached at **Appendix A**) is.

Rezoning principles

4.17 Paragraph 15 of Minute 35 asks how a particular rezoning principle has been applied. The option of following a resource consent process under the existing zoning has been considered as an alternative to rezoning in the s32AA assessment attached at **Appendix F**.

5. CHANGES TO PURPOSE, OBJECTIVES AND POLICIES – CHAPTER 46

Purpose

5.1 In light of questions the Panel asked me at the Hearing, I have reflected on the wording of the RVZ Purpose Statement. In the PDP, the zone/chapter Purpose Statements are intended to be a brief summary of what the zone or chapter does, rather than an explanation of the reasoning or justification of the approach taken in the provisions. In attempting to add transparency to the chapter regarding the way zoned areas are identified, and the way the provisions manage effects on landscape, on reflection, I consider I added too much explanation into the Purpose Statement in my s42A recommendations.

5.2 It is the objectives, policies and rules that are the focus of the s32 assessment and the assessment of resource consent applications, rather than the Purpose Statement. I therefore consider it is more effective to ensure the objectives and policies are refined and clear, than to add explanation and justification into the Purpose Statement.

My final recommended text for the Purpose Statement is included in **Appendix A**. I consider the recommended wording provides an accurate, but succinct summary of what the amended zone provisions are intended to achieve.

Objectives and Policies

- 5.3** Following on from my comment above, since the Hearing I have given thought to the key elements of the strategic objectives and policies that provide guidance on applying the RVZ to new locations, with a view to ensuring the objectives and policies of the RVZ adequately reflect these.
- 5.4** In assessing the text changes to the objectives and policies and the merits of the individual rezoning requests during the s42A process, I considered there was a gap in the policy direction on how to identify areas of RVZ, and this was an issue raised in the Byrch submission (**31030**). I attempted to fill that gap by drafting a new policy to capture the criteria important to areas of RVZ (recommended Policy 46.2.1.a in my s42A).
- 5.5** On reflection, I do not consider it is necessary to include a specific policy on zone identification in the RVZ chapter. The RVZ objectives and policies, which implement the Strategic Objectives and Policies, should be sufficient to guide zone identification.
- 5.6** In summary, I consider the key elements of the Strategic objectives and policies that provide guidance on applying the RVZ to new locations are:
- (a) Locations that enable people to access and appreciate the District's landscapes;
 - (b) Within ONLs, protect the landscape values of the ONL;
 - (c) Within ONLs, development shall be reasonably difficult to see from beyond the boundary of the Zone;
 - (d) Outside of ONLs, maintain the landscape character and maintain or enhance the visual amenity values of the landscape

(e) Outside of ONLs, development shall not be highly visible from public places, or form the foreground of ONL or Outstanding Natural Features (**ONF**).

5.7 I have recommended changes to the objectives and policies of the RVZ in **Appendix A** to ensure these five elements are captured.

5.8 I make a specific comment about remoteness. Remoteness is not on the list of key elements I identify above because it is not referred to in the strategic objectives and policies. I consider that “in locations that enable access to the District’s landscapes” is an important component of the location of RVZ areas, more so that the requirement that locations be ‘remote’. This is a direct link to Strategic Policy 3.3.1A.

5.9 As I stated in paragraph 4.22 of my s42A and in response to questions at the hearing from the Panel, I consider that ‘remote’ is linked to ‘access to the district’s landscape’. I consider the common understanding of ‘remote’ encompasses the idea of difficult to access, and so providing for RVZ in remote areas would achieve the policy direction of enabling access to the District’s landscapes.

5.10 However, I went on to state in paragraph 4.22 of my s42A that access to landscapes may be enabled through areas that are not particularly remote. I note that there are a number of areas of ONL, for example, that border urban areas. Given the subjectiveness of ‘remote’ and the issues associated with adding ‘generally’ in front of it, as demonstrated during the Hearing through questions from the Panel, and the lack of any reference to ‘remote’ in the Strategic Objectives and Policies, I consider it is more effective to refer directly to the key location aspect the Strategic Policy is directing.

5.11 As well as location, the methods used to protect, maintain, and/or enhance landscape values are a critical element of the RVZ and how it achieves the Strategic objectives and policies. These methods are directing development to areas of lower landscape sensitivity, and limiting scale and intensity of development within the zone to a level that means the effects can be absorbed within the zoned area. The

changes I recommend in **Appendix A** are intended to ensure these methods are reflected in the objective and policies.

5.12 Appendix F contains a s32AA assessment of the changes I proposed to the notified objectives and policies.

6. WORKER'S ACCOMMODATION

6.1 At paragraph 14 of Minute 35, the Panel asks what Council's position is on defining and providing for worker's accommodation within the RVZ. This was a topic of discussion at the Hearing during the Gibbston Valley Station and Corbridge Estates Limited Partnership presentations.

6.2 The term 'worker's accommodation' is not used in notified Chapter 46. Rather, 'onsite staff accommodation' is used in Policy 46.2.1.7 in relation to visitor accommodation and commercial recreational activities, and in corresponding Rules 46.4.2 and 46.4.3. Although not referred to directly in Rule 46.4.2, the term 'onsite staff accommodation' is used in the definition of 'visitor accommodation' in Chapter 2 of the PDP⁶. The direct reference to onsite staff accommodation in Rule 46.4.3 is intended to mirror the identification of onsite staff accommodation in the definition of visitor accommodation in Chapter 2 of the PDP.

6.3 When answering questions relating to onsite staff accommodation, Mr Hunt for Gibbston Valley Station suggested that accommodation on the proposed RVZ site could be used for staff working at the nearby Gibbston Valley Resort Zone. In reply, I note that this is not what is intended by the RVZ provisions. The provisions are intended to provide an allowance for accommodation of staff working at the facility provided on the same site as the staff accommodation, illustrated by the use of the term 'onsite' and the requirement in notified Policy 46.2.1.7 that onsite staff accommodation be 'ancillary to' commercial recreation and visitor accommodation activities.

⁶ I note that a discussion with a team leader from the resource consents team suggests that there have been no issues to-date with the interpretation of onsite staff accommodation in the definition of Visitor Accommodation.

- 6.4** In order to address any uncertainty in Rule 46.4.3, I recommend adding the word ‘ancillary’ to the rule as a Clause 16, Schedule 1 of the RMA amendment, reflecting the use of this linking word in the policy direction. In my opinion, this amendment provides clarity to the rule and is of minor effect. My recommended wording of Rule 46.4.3 is included in **Appendix A**.
- 6.5** The term ‘worker’s accommodation’ relates directly to the suite of provisions proposed by the submitter for the Corbridge re-zoning request. This proposal includes a ‘worker accommodation activity area’, which would allow up to 100 residential units within the proposed Zone. As I understand it, the origin of the worker’s accommodation proposal is the allowance for ‘onsite staff accommodation’ in the notified rules.
- 6.6** The updated provisions provided by the submitter following the Hearing⁷ include a rule permitting residential activity in the Worker Accommodation Activity Area (proposed Rule 46.6.5) and a corresponding standard (46.8.19) that “*at least one of the occupants must be part of the staff employed within the Corbridge Rural Visitor Zone*”. There are two limbs to the standard: one that applies to a Household and one that applies when there is not a Household. The standard is proposed instead of a specific definition of worker accommodation.
- 6.7** I do not support the inclusion of two limbs in the standard for worker accommodation, as proposed by Corbridge. Household is defined in Chapter 2 of the PDP as “*a single individual or group of people, and their dependents who normally occupy the same primary residence*”. This means a family or a group of flatmates is a household, and there is no need to have a different limb in the rule for each situation.
- 6.8** The wording put forward by Corbridge is based on wording I proposed when reviewing the provisions following the Hearing (commenting on the technicalities of the wording rather than expressing support for the merits of the standard). In my opinion, it is a simply constructed standard that represents a ‘line in the sand’ of sorts. ‘Staff’ is a term

⁷ Submissions of counsel in response to questions, Corbridge Estates Limited Partnership, 13 August 2020.

defined in Chapter 2 of the PDP (although only for the purposes of the Transport Chapter) and at least one person employed within the Zone is something that could theoretically be confirmed through checking of records. However, this particular 'line in the sand' is not a standard I consider appropriate for the RVZ generally.

- 6.9** If the Panel comes to a different view to me and decides to recommend accepting the Corbridge submission, I consider that thought needs to be given to whether there is a need to provide for worker accommodation as distinct from residential activities on the site. If residential activities are provided for in the one discrete activity area, as requested, on the Corbridge site, in my opinion, there will be no policy reason to distinguish between worker accommodation and residential activities.
- 6.10** Ms Bowbyes' Reply⁸ discusses a definition of worker's accommodation in the context of submissions on the Settlement Zone. I agree with her that differentiating 'worker accommodation' from 'residential activity' adds complexity to the Plan and raises enforcement issues. I also note that providing a specific definition of worker accommodation would also have implications for existing provisions in the PDP⁹. Because of this, I recommend that rather than a definition of worker's accommodation, a standard is used, similar to that proposed by Corbridge, to avoid unintended consequences to the rest of the PDP.
- 6.11** In my opinion, the difficulty the Corbridge planning experts have had at drafting a standard that adequately manages the nature of worker accommodation demonstrates how fraught the exercise is for a proposal of the scale of the Corbridge re-zoning request. The scale of the development proposed means that it is possible to contemplate a number of different types of workers that may be accommodated within the site, and a number of different complications, as identified by the Panel in Minute 35¹⁰. The need to try and define 'worker accommodation' is one aspect of the re-zoning request that suggests it is not suitable for RVZ.

8 Paragraphs 4.1 to 4.5, A Bowbyes Reply - Planning: Settlement Zone and Lower Density Suburban Residential Zones – Text.

9 For example, Rule 21.12.7 Ski area Sub-Zone Accommodation, includes worker accommodation.

10 Short-term contract, seasonal, part-time, unpaid, and associated family members.

- 6.12** In my opinion, these issues do not arise to nearly the same extent for the Gibbston Valley Station re-zoning request. This re-zoning is of a scale that I consider is more suited to RVZ zoning and includes a limit on total floor area within the zone of 500m² for controlled activity development. Onsite staff accommodation, if provided, would need to be incorporated within the 500m² total floor area, meaning the staff accommodation would be small-scale (perhaps an onsite caretaker/manager), reflecting the small-scale nature of development within the zone. It is likely to be a commercial decision whether any of, and to what extent, the limited floor area is provided for onsite staff accommodation. In the context of the Gibbston Valley Station re-zoning request, I do not consider there is a need to define 'onsite staff accommodation'.
- 6.13** With regard to onsite accommodation for construction staff, I note that Chapter 35 PDP addresses temporary activities related to construction¹¹. The permitted rule (35.4.9) covers temporary buildings, scaffolding, crane, safety fences and other similar structures and activities, and there is a 'catch-all' discretionary rule within the chapter (35.4.15). This provides a consenting pathway for accommodation for construction staff. I consider it is more appropriate for Chapter 35 to manage accommodation for construction staff, as temporary activities have specific effects, and Chapter 35 is able to manage these more efficiently and effectively than the RVZ Chapter.
- 6.14** Overall, I do not consider that a definition of 'worker's accommodation' should be included in the RVZ or specifically provided for as an activity in the RVZ. I consider that the provision for 'ancillary onsite staff accommodation' is appropriate and does not need to be defined in the context of the notified RVZ.
- 6.15** Minute 35 asks at paragraph 14 what Council's position is on defining and enabling residential use of visitor accommodation units for 180 days per year. My opinion remains as set out in paragraph 5.9(j) of my second rebuttal statement. I do not support this proposal as I consider

11 Chapter 35 Temporary activities and Relocated Buildings, Objective 35.2.2, Policies 35.2.2.1-3, Rule 35.4.9.

it is contrary to the RVZ policy to avoid residential development within the zone.

7. MALAGHANS INVESTMENTS LIMITED (31022)

7.1 At the Hearing, the Panel questioned whether there is a cumulative impact to consider for this re-zoning, given the proposed zone comprises two parcels in separate ownership. On this point, I note that the rules within Chapter 46 apply to the *zone*, rather than to a *site*¹². As such, the development parameters as set by the standards are for the zoned area as a whole, regardless of property boundaries, titles and ownership. One RVZ area made up of two sites, such as the area covered by the Malaghans Investments Limited (**Malaghans**) RVZ request, does not have twice the development rights. Similarly, subdivision within an RVZ has no effect on development rights.

7.2 The use of a structure plan for this site was discussed at the Hearing. I maintain my opinion, set out in section 6 of my s42A, section 3 of my first rebuttal statement, and section 3 of my second rebuttal statement, that a structure plan is an unnecessary method in the RVZ and particularly for this proposed re-zoning. In my opinion, the structure plan proposed is a landscape sensitivity plan. Its purpose is to ensure the zone provisions can apply to the site. It does nothing additional to manage effects of activities on the site, above what the zone provisions do. Its inclusion in the PDP would provide for subdivision as a controlled activity because of the way the subdivision rules work, not because there has been direction in the structure plan as to where subdivision may be appropriate. I maintain the opinion, expressed in section 3 of my first rebuttal statement, and section 3 of my second rebuttal statement, that controlled activity subdivision would be an unintended consequence.

7.3 I note that because development can occur within a RVZ without subdivision, and because subdivision confers no additional development rights within an RVZ, there is no need for a structure plan for an RVZ site to be included in the Subdivision and Development chapter.

12 This has been the case since notification and continues to be the case in the reply version.

7.4 On a related matter, I note that there is also no need to specifically identify 'Developable Areas' for this site on the planning maps. This is because the Developable Area identified by Mr Milne (for the submitter) in his Evidence in Chief directly overlays the area of lower landscape sensitivity as shown on the plan maps. As there are no additional rules that are needed to manage development within the Developable Area, over and above the zone provision, that additional layer of identification is not needed and only creates plan complexity for no benefit.

7.5 Mr Milne presented an updated landscape sensitivity plan at the Hearing, which showed the location of the escarpment edge in relation to the property/zone boundaries. There is a standard proposed in the legal submissions for the submitter, which would require buildings on this site to be set back 10m from the escarpment edge, rather than from the Zone boundary (as required by notified standard 46.5.5). Mr Jones has considered this alternative and is supportive of the setback being from the escarpment edge. As such, should the re-zoning be accepted, I recommend that the escarpment edge line is shown on the planning maps, and a standard similar to that proposed in the legal submissions is included in the plan, but with reference to the escarpment line on the map rather than to a structure plan. I recommend the following wording:

46.5.5.3: Within the Skippers Rural Visitor Zone, buildings shall be set back 10m from the escarpment edge line identified on the planning maps.

7.6 I confirm that all other evidence, or recommendations made by me in section 3 of my Second Rebuttal Evidence continue to stand.

Hazards

7.7 Mr Bond has undertaken a review of the geotechnical information attached to the legal submissions for the submitter. In light of that information, Mr Bond has revised his assessment of the level of natural hazard risk for the site. Mr Bond considers the risk to be low, and for

there to be no barrier to the re-zoning of the site, from a natural hazard risk point of view.

Traffic

7.8 The Hearings Panel requested traffic advice in relation to this re-zoning request, and the potential impact it could have on Skippers Road. Council's Asset Engineer, Mr Andrew Edgar, has filed a Reply statement that provides information on Council's management of Skippers Road and the potential impact of the re-zoning request, if granted. Mr Edgar has also responded to the traffic letter attached to the legal submissions of the submitter. Mr Edgar's position is that the requested re-zoning cannot be supported from a traffic safety perspective. The nature of the activities provided for by the RVZ, especially overnight visitor accommodation, changes the risks associated with using the road, and creates an unacceptable level of risk to visitors and places and an undue burden on the Council.

7.9 In light of this information, I am unable to support the re-zoning request. There was discussion at the Hearing on the use of alternative mode of transport, particularly air. I see two issues with this. One is that Mr Edgar has pointed out that air transport may not be possible if road transport is not possible, as weather conditions that effect the road are likely to also effect air transport. Secondly, I have not been able to come up with a rule or standard that requires either commercial/organised road transport and/or air transport, or in the alternative, prohibits or restricts the use of private vehicles. My conclusion is that a permissive zone framework of permitted and controlled activity development is not appropriate on these sites.

8. HERON INVESTMENTS LIMITED (31014)

8.1 As explained at the Hearing, Mr Vivian (for the submitter) and I have discussed what we consider to be the most appropriate zone provisions for this site and have largely come to agreement – refer to the zone provisions attached to Ms Macdonald's legal submissions at the Hearing. I note that if the site is re-zoned, it is also necessary for the building materials and colours standard to apply to the

Maungawera RVZ, in line with my recommendation in section 5 of my s42A to apply to this site (and any new RVZ zones approved through Stage 3). This change was not included in the provisions attached to Ms Macdonald's legal submissions.

8.2 There were questions for Mr Vivian at the Hearing about the enforceability of the proposed limit on the number of overnight visitors. I have considered this particular issue further and recommend that rather than a limit on numbers of visitors, the limit be on the capacity of the visitor accommodation units themselves. A limit on the number of overnight guests would be difficult to enforce without some sort of record keeping requirement. However, a standard specifying the maximum capacity of visitor accommodation on the site would be able to be checked through the assessment of resource consent applications for buildings, and/or the building consent assessment. I consider a standard for overnight capacity is a more effective way of managing the scale of visitor accommodation on the site than actual number of overnight guests.

8.3 Mr Jones, as set out in his reply evidence, is now supportive of activity areas A to F, identified on the plan submitted at the hearing, and the total maximum ground floor area that would apply within each. At the hearing, Mr Vivian identified that he and I had not reached agreement on the appropriate ground floor area for Area G, the balance area. Mr Jones and I have further considered this and recommend that a maximum of 1000m² is applied to this area. This will bring the total floor area for the Zone to 6000m², which aligns with the amount requested in Mr Vivian's evidence. It would allow for an additional 408m² of new floor area, following the implementation of the resource consent that Mr Vivian referred to, to extend the existing farm building within Area G to 592m². I note that the standard is intended to apply to all buildings within the Zone, in order to collectively manage the impacts on landscape from all built form.

8.4 Mr Jones, in his reply evidence, has recommended a requirement to maintain the shelter belt along the northern boundary of the site, as the shelterbelt is important in restricting views of the site from the State Highway when approaching from the north. Making sure that activities

on the site are not highly visible from public places, of which the State Highway is one, is consistent with the policy direction in Policy 6.3.4.6. As a result, should the site be re-zoned, I recommend a zone-specific standard requiring the maintenance of the shelterbelt as Mr Jones has suggested. Including the requirement as a standard will mean that, irrespective of the activity within the zone, (ie. farming, visitor industry activities etc) the shelterbelt must be maintained.

- 8.5** Considering all of the above, I have changed my opinion and now support this re-zoning request. In terms of the s32AA assessment, in my opinion, this site is appropriate as an RVZ, and the specific provisions to manage development within it are an appropriate way to achieve the RVZ objectives.
- 8.6** Re-zoning the site would provide access to an area of the RCL on an elevated terrace in the Upper Clutha Basin that provides views to and enables experience of the wider landscape. The site is large, with a large portion identified as lower landscape sensitivity. However, limited scale and intensity of development is achieved through the refinement of the 'developable areas' within the lower landscape sensitivity area, and the specific standards to manage building coverage and the scale of commercial recreation and visitor accommodation activities. The 'stepped' framework for managing the scale of activities, with permitted/controlled and restricted discretionary limits and non-complying status for breaches, and a specific policy focused on the nature and scale of both commercial recreation and visitor accommodation activities, provides a high degree of control and reinforces the limited nature of development foreseen on the site.
- 8.7** I consider that the environmental and social costs of this re-zoning are low and are mitigated by the site-specific provisions I recommend be included in the Zone. Mr Jones' reply evidence is that the re-zoning, with the specific provisions applied, would maintain the landscape character and visual amenity values of the RCL. The zone provisions apply appropriate controls to limit the scale and intensity of activities within the site and manage effects beyond the zone. The re-zoning would result in benefits to the landowner through reduced transaction

costs, and wider benefits from the flow-on effects of the certainty that visitor industry development is enabled on the site.

- 8.8** My recommended changes to the Zone provisions are included at **Appendix A** and I have updated my recommendation in **Appendix C**. I recommend that the Maungawera RVZ is identified on the planning maps, and that the areas of high and moderate-high landscape sensitivity and Developable Areas A to G are also shown on the planning maps, in accordance with the 'Development Plan Maungawera Rural Visitor Zone: Landscape sensitivity and activity area plan 02 05, dated 24-07-20' attached to Ms Macdonald's legal submission presented at the Hearing.

Aurora Submission (31020)

- 8.9** I have given further consideration to the Aurora submission (**31020**) as it relates to this re-zoning request. As noted in paragraph 16.12 of my s42A, there are ESTI/SEDI distribution lines located in the road adjacent to this site, within Camp Hill Road. Given the way the provisions relating to this re-zoning request have evolved, I no longer consider it is necessary to apply the Aurora provisions to this site.

- 8.10** This is because the land on the site adjacent to Camp Hill Road has been identified as moderate-high and high landscape sensitivity. This means any buildings within these areas will be discretionary or non-complying activities. The area where buildings are controlled or restricted discretionary are up on the terrace, set back approximately 200m from Camp Hill Road. In my opinion, this distance is sufficient to ensure no adverse effects to the ESTI/SEDI located in Camp Hill Road.

9. CORBRIDGE ESTATES LIMITED PARTNERSHIP (31021)

- 9.1** Having considered the matters discussed at the Hearing with the Corbridge representatives, including the amended zone provisions provided by the submitter following the Hearing, I remain of the opinion expressed in section 4 of my second rebuttal evidence, that the Corbridge re-zoning request is not a good fit for the RVZ and should

be rejected. There are a number of matters I would like to provide further comment on.

- 9.2** I have discussed worker accommodation as it relates to the Corbridge rezoning request above. I consider that the scale of the worker accommodation proposed for the site goes beyond the policy intent to provide for ancillary onsite staff accommodation, and contrary to the policy¹³ to avoid residential development within the RVZ. In my opinion, the worker accommodation area of the Corbridge Structure Plan represents urban type residential development, and is inconsistent with the strategic objectives and policies relating to urban development that I identified in paragraph 4.7 of my second rebuttal statement¹⁴.
- 9.3** During the Hearing, the Panel asked the planning experts for Corbridge if there was a tension in the structure plan and associated rules, where development areas are identified but development has a discretionary activity status due to areas of moderate-high landscape sensitivity. A substantial amount of the development areas would be subject to discretionary activity status. I agree that this is a tension, as the discretionary process suggests the activities may not be appropriate in the proposed location, while the structure plan implies the location has been assessed as appropriate.
- 9.4** I note that there is no distinction between the types of activities that occur in the moderate-high landscape sensitivity area compared to lower landscape sensitivity areas, and therefore no apparent consideration to how building density, scale or form could be used to manage effects on landscape. This suggests to me that the landscape sensitivity mapping did not drive the identification of appropriate areas of development. If a structure plan is to be used, it is my opinion that these issues should be addressed by the structure plan and the rules and policies associate with it, rather than left to consideration through a discretionary activity resource consent process. I note that Mr Jones has confirmed his opposition to the re-zoning in his Reply Evidence from a landscape point of view.

¹³ 46.2.1.7.

¹⁴ I have reviewed the Consent Order issued on 20 August 2020 relating to Chapter 4 and consider that the objectives and policies I identified in paragraph 4.7 of my second rebuttal evidence remain relevant.

9.5 I provided comments to the planning experts for Corbridge on the updated rules that were tabled by Corbridge following the Hearing, and my comments have been retained in the version submitted. Notwithstanding my comments on the technicalities of the rules, overall I consider that the suite of rules represents a bespoke set of zone provisions that operate independently from the rest of the RVZ rules and standards and do not fit comfortably within the chapter. The outcomes they seek to achieve go beyond those set by the RVZ objectives and I consider they require specific policy support.

10. GIBBSTON VALLEY STATION (31037)

10.1 There were three key issues discussed at the Hearing in relation to this RVZ re-zoning submission: the identification of Developable Areas and the need for a structure plan, the extent of the zoned area, and traffic effects.

Developable Areas and Structure Plan

10.2 At the Hearing, the Panel asked questions of both Mr Jones and myself about the identification of 'Developable Areas' on Mr Milne's structure plan, and whether the RVZ provisions should focus development within these areas, rather than in areas of lower landscape sensitivity generally, noting that the area of lower landscape sensitivity identified on the site is larger than the identified Developable Areas. I had not considered it necessary to identify the Developable Areas on the planning maps.

10.3 Mr Jones, through his Reply, has confirmed his opinion from a landscape perspective, that development on this site should be focused in the Developable Areas, rather than the areas of lower landscape sensitivity that are outside of the Developable Areas.

10.4 Having considered Mr Jones' advice, I recommend that the Developable Areas are identified on the planning maps and numbered in accordance with Sheet 21 of Mr Milne's Evidence in Chief. I also recommend that, for this site, the RVZ provisions that apply to the

areas of lower landscape sensitivity be applied within the Developable Areas only.

- 10.5** The identification of these Developable Areas is a refinement to the identification of areas of lower landscape sensitivity, and is appropriate on larger RVZ sites with extensive areas of lower landscape sensitivity. In my opinion, use of this additional mapping tool will better achieve the landscape outcomes sought by the Strategic Chapters of the PDP and the Objectives of the RVZ. In **Appendix A**, I have recommended changes to Rules 46.4.6 and 46.4.10 so that buildings within the Developable Areas are controlled activities, and buildings within the lower landscape sensitivity area but outside of the Developable Areas are discretionary activities. The Developable Areas to be shown on the plan maps are as shown on Sheet 21 of Mr Milne's evidence in chief.
- 10.6** I refer to my earlier comments about structure plans and confirm that my views expressed in relation to the request to include a structure plan for the Malaghans re-zoning request apply equally to the request to include a structure plan for the Gibbston Valley Station re-zoning request.
- 10.7** The Panel asked whether there would be cumulative effects by having more than one Developable Area on the site. I can confirm that the rules and standards apply to the whole of the zoned areas, and do not apply 'per site' or 'per Developable Area'. Therefore, the 500m² building size limit for controlled development is a combined total for the whole zoned area, and not for each Developable Area. In my opinion, this protects against cumulative effects of having multiple Developable Areas.

Zone extent

- 10.8** Mr Jones has also recommended in his Reply that the area of lower landscape sensitivity on the western ridge should be excluded from the zoned area. In paragraph 5.5 of my second rebuttal statement I recommended that the western portion of the requested zoned area be removed, as a smaller zone extent, with less moderate-high and high

landscape sensitivity areas in it, would better achieve the policy direction for the RVZ. In light of Mr Jones' reply evidence, I have revised the area that I recommend be excluded from the zoned area. Figure 2 below is my recommendation for the final zone extent, taking into account Mr Jones' recommendation.

10.9 As shown in Figure 2, I recommend excluding the area with the red hashing. I have taken the boundary between the lower and moderate-high sensitivity areas as the new western boundary of the zone. This increases the proportion of the zone that is lower landscape sensitivity while maintaining the zone's link with Resta Road. I consider that the existing Rural (ONL) Zone and Gibbston Character Zone over the excluded land is more appropriate to manage activities in that area than the RVZ.

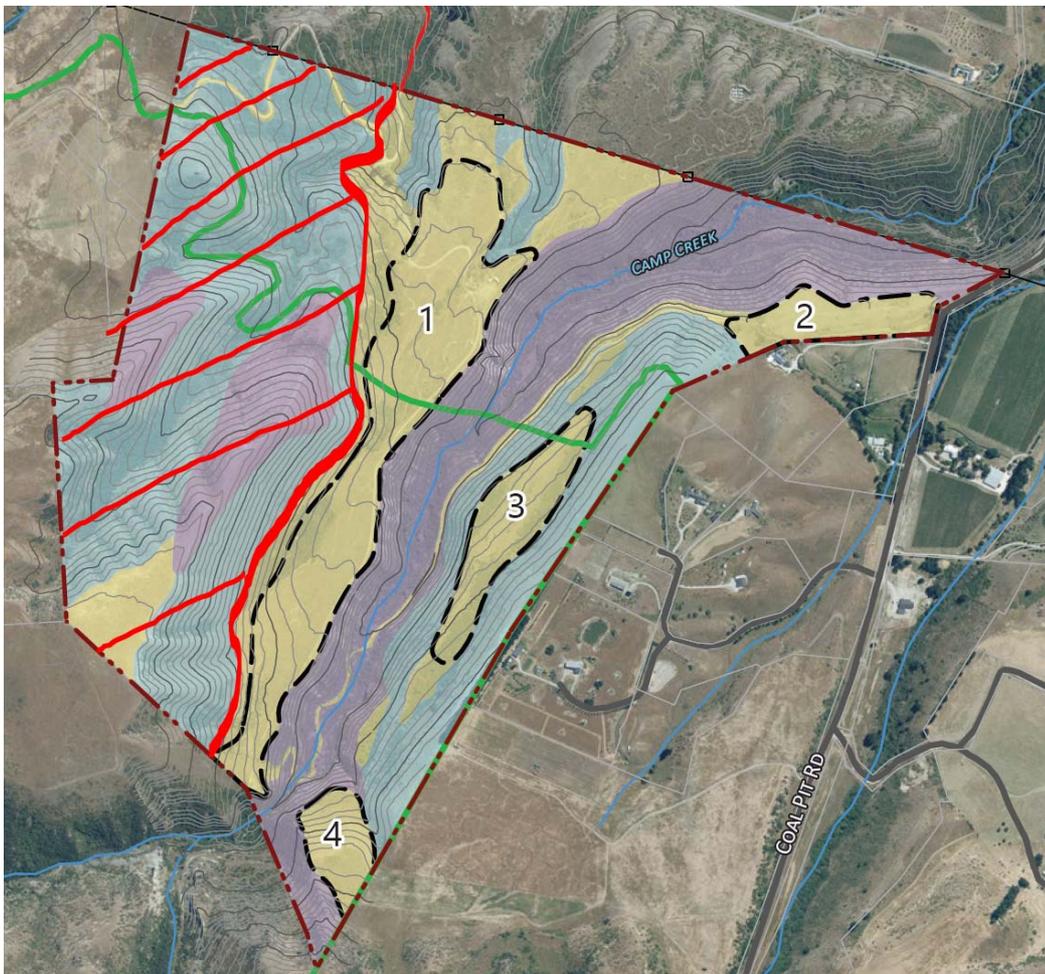


Figure 2: Area to be excluded from Gibbston Valley Rural Visitor Zone shown in red hashing. (Image taken from Sheet 21 of Mr Milne's EIC)

Traffic effects

- 10.10** Mr Rossiter confirmed his opposition to this re-zoning at the Hearing, from a traffic effects perspective. I had not understood the evidence of Mr Smith to be in opposition to the re-zoning, so my 'accept' recommendation for this re-zoning was questioned by the Panel. Following the hearing, I entered into further discussions with Mr Rossiter for the purpose of clarifying my recommendation in this Reply.
- 10.11** I have confirmed to Mr Rossiter the extent of permitted and controlled development that could occur on the site if it were to be re-zoned to RVZ. I have advised him that as a permitted activity, groups of up to 30 people could visit the site for commercial recreation activities, and that there is no limit on the number of group visits that could occur per day. As a controlled activity, visitor accommodation development of up to 500m² could occur. Following some online research, I have advised Mr Rossiter that this could allow for approximately 10 rooms and 20 overnight guests (see **Appendix G**).
- 10.12** Having considered this level of development, Mr Rossiter's advice, set out in section 7 of his Reply, is that the associated volume of traffic movement will still require upgrades to the Resta Road intersection. His recommendation is that the intersection be upgraded to provide a right turn bay in accordance with Waka Kotahi/NZTA design standards or similar.
- 10.13** I have considered whether there is a planning mechanism for ensuring that the intersection upgrade occurs before or alongside permitted or controlled activities. I recommend that a standard be included in Chapter 46, stating that 'commercial recreation activities and commercial use of buildings, including for visitor accommodation or commercial recreation activities, cannot commence until the intersection of Resta Road and State Highway 6 meets the requirements of' the right turn bay figure in Mr Rossiter's Reply. The figure can be incorporated into Chapter 46.
- 10.14** In my opinion, this standard provides enough certainty to be a permitted activity standard, and does not delegate Council's decision-

making authority to a third party. I consider that compliance with the right turn bay figure could be easily assessed and does not leave room for a value judgment or subjective decision to be made. In addition, I consider that 'commencement' of commercial activities on the site is a clear point in time that could be determined with certainty.

- 10.15** I recommend non-complying activity status for non-compliance with the standard, to encourage compliance and to ensure that the implications on traffic safety of not undertaking the work can be thoroughly assessed, guided by Policy 46.2.2.8. These changes are shown in **Appendix A**.
- 10.16** I consider it is appropriate to locate the standard within Chapter 46, given it is a site-specific standard related to development within the Gibbston Valley RVZ. The upgrade requirement is unrelated to subdivision, and therefore not appropriate with the Subdivision and Development Chapter. It is also not appropriate within the Transport Chapter, as under Rule 29.4.14 the maintenance and repair of existing transport infrastructure is a permitted activity with no associated standards.
- 10.17** Mr Rossiter also recommends in section 7 of his Reply that access to the State Highway and approval from Waka Kotahi/NZTA be matters that are considered in any resource consent application for development in excess of the permitted and controlled standards. The need for a matter of discretion relating to traffic effects in Rule 46.5.2 (for exceeding the 500m² building size standard) was discussed at the Hearing. The changes to provisions sought by the submitter, attached to the supplementary legal submissions (5 August 2020) include adding 'traffic effects' to Rule 46.5.2. I agree that traffic effects should be a matter of discretion when greater than 500m² of built form is proposed on the site. I consider the more specific matter of control included in Rule 46.4.6 (design and layout of site access, on-site parking, manoeuvring and traffic generation) would be more helpful than the more general 'traffic effects' proposed by the submitter, particularly because it refers to 'traffic generation', which is the aspect that allows consideration of effects on the State Highway. I have included this matter of discretion in **Appendix A**.

Other comments in reply

- 10.18** The Hearing Panel sought clarification from the Gibbston Valley Station experts in relation to the 7m height limit proposed for two of the Developable Areas. The 7m height limit is intended to apply to Developable Areas 1 and 3, with the notified 6m height limit applying to Developable Areas 2 and 4.
- 10.19** I confirm that I agree with the 7m height limit in Developable Areas 1 and 3, as indicated in paragraphs 5.9(f) and 5.10(c) of my second rebuttal statement, although I note that I did not make this specific change in the version of Chapter 46 attached to my second rebuttal statement. I have corrected this in **Appendix A** of this reply, with the specific rule for the 7m height limit in the Gibbston Valley Rural Visitor Zone now referring specifically to Developable Areas 1 and 3.
- 10.20** The Panel asked Mr Giddens whether the rule he proposed for 180 days of residential use of visitor accommodation units is contrary to the policy direction to avoid residential activities in the Zone. In my opinion, it is. While the proposed rule may limit residential activity, it does not avoid it. I consider inclusion of the proposed rule would create a conflict with the policy.
- 10.21** The supplementary legal submissions for the submitter (5 August 2020) included a consolidated set of changes sought to the PDP. I confirm that I support only one of these changes, in relation to the traffic effects matter of discretion, noting my recommended change to the matter above. I confirm that I do not support any of the other changes in relation to the Gibbston Valley Rural Visitor Zone.

Overall recommendation

- 10.22** My recommendation is that the relief sought to rezone the site to Rural Visitor Zone is accepted in part. I am supportive of the re-zoning subject to (note the following list updates paragraph 5.10 of my second rebuttal statement):

- (a) Identification of the Gibbston Valley Rural Visitor Zone on the planning maps, with the exclusion of the western part of the site from the zone, as shown on **Figure 2** above;
- (b) Inclusion of the High and Moderate-High landscape sensitivity mapping, and the Developable Areas, as shown on Sheet 21 of Mr Milne's evidence in chief, on the planning maps (rather than a structure plan);
- (c) Application of the RVZ provisions with the following amendments to the rules, described above (or in earlier evidence) and set out in **Appendix A**:
 - (i) Clarification of onsite staff accommodation in Rule 46.4.3;
 - (ii) Controlled activity status for buildings within the Developable Areas (Rules 46.4.6 and 46.4.10);
 - (iii) 7m height limit in Developable Areas 1 and 3 in Rule 46.5.1;
 - (iv) 500m² total maximum ground floor area standard within the Gibbston Valley Rural Visitor Zone and the addition of a matter of discretion relating to traffic in Rule 46.5.2;
 - (v) Application of the building materials and colours standard to the Gibbston Valley Rural Visitor Zone (Rule 46.5.8); and
 - (vi) Insertion of a 'commencement' standard for commercial operations within the Gibbston Valley Rural Visitor Zone and associated Figure 46.1 (Rule 46.5.9).

10.23 In terms of a s32AA assessment, I consider that re-zoning this site to RVZ would be an appropriate way to achieve the objectives of the RVZ. The site is located within an ONL. The re-zoning would enable access to this ONL, as the area is located on an elevated terrace that allows an appreciation of the wider Gibbston Valley landscape. The RVZ provisions, as I recommend they be amended, would focus development within the site to areas of lower landscape sensitivity

where it would be reasonably difficult to see. The provisions also provide for limited scale and intensity of development within the zoned area, with the maximum floor area for controlled buildings being set at 500m².

- 10.24** I consider that the environmental and social costs anticipated for this re-zoning are likely to be low and are mitigated by the site-specific provisions I recommend be included in the Zone. The re-zoning, if granted, would protect the landscape values of the ONL. The zone provisions apply appropriate controls to limit the scale and intensity of activities within the site and manage effects beyond the zone. The re-zoning would result in benefits to the landowner through reduced transaction costs, and wider benefits from the flow-on effects of the certainty that visitor industry development is enabled on the site.

11. LOCH LINNHE STATION (31013)

- 11.1** I confirm my recommendation in section 4 of my first rebuttal statement (12 June 2020) and section 12 of my s42A report that this re-zoning request be declined, due to landscape matters. However, there was one matter raised at the Hearing that I wish to respond to, should the Panel come to an alternative view to me on the re-zoning request.
- 11.2** There were questions from the Panel of Mr Vivian about the enforceability of the proposed limit on the number of overnight visitors that Mr Vivian recommended in his Evidence in Chief. As discussed above, I have considered this particular issue further in relation to the Heron Investments re-zoning request, where I recommend that rather than a limit on numbers of visitors, the limit be on the capacity of the visitor accommodation units themselves.
- 11.3** Should the Panel consider that the Loch Linnhe re-zoning proceed, I recommend that it is the capacity of the visitor accommodation that is limited, rather than the number of overnight visitors.

12. R&S BURDON AND GLEN DENE LIMITED (31043)

12.1 I remain of the opinion, expressed in section 5 of my first rebuttal statement (12 June 2020) that this re-zoning request should be rejected, based on the lack of landscape sensitivity mapping and Ms Gilbert's opinion that the re-zoning would not protect the values of the ONL, which did not change at the hearing. However, there are two matters I would like to address in this reply, should the Panel form a different view to me about the re-zoning.

Site coverage standard

12.2 At the Hearing, there were questions put to the submitter's landscape and planning experts about the 7% site coverage proposed, and whether it would be possible for the built form that makes up the 7% to be focused on the private land, rather than spread across the site¹⁵. In my opinion, because the RVZ standards are set up to apply per-zone, rather than per-site, this would be a possible outcome¹⁶. There was a suggestion from the Panel that to remedy this, the standard could be 7% of each site, rather than for the zone as a whole. In my opinion, a standard framed in this way would avoid built form being focused on the private land.

12.3 Whether there is a need to avoid this outcome or not, is not clear to me. If the private land were assessed as being of lower landscape sensitivity¹⁷, then the policy framework of the RVZ is intended to focus development into these areas. However, the scale of development that could be focused into that area (7% = 31 buildings of 500m² in area) is not supported by Ms Gilbert from a landscape perspective. In addition, my understanding of Ms Gilbert's evidence is that she considers the landscape as a whole needs to be managed, and a coverage limit that applies per site may not achieve that.

¹⁵ In order to avoid the need for Council approval for development on the leased land.

¹⁶ Depending on the availability of land of lower landscape sensitivity on the private land, which has not been established to the satisfaction of Ms Gilbert to date.

¹⁷ I note Ms Gilbert does not agree with the landscape sensitivity mapping provided by the submitter.

Glamping tents

12.4 At the Hearing, Ms Gilbert was questioned about the effect of permanent glamping tents on landscape values. I was also asked about how 'glamping' could be defined. Ms Gilbert expressed her opinion that if glamping tents are permanent, they should be subject to the building materials and colour standard. I consider it would be difficult to define 'glamping' for the purpose of an exception to the standard, and I agree with Ms Gilbert that permanent glamping tents should be subject to the building materials and colour standard. As such, I no longer support an exemption for glamping tents from the building materials and colours standard.

12.5 I note that under Chapter 2 of the PDP, tents used on a site for longer than 2 months are included in the definition of building. There is also a size requirement to meet the definition of building, being 5m² or greater in area and 2m or more in height. As such, glamping tents that are smaller than this size and on the site for less than 2 months will be excluded from the building materials and colours standard, as they will not meet the definition of 'building'. However, tents in place for longer than 2 months, no matter what their size, as well as larger tents, will be subject to the building materials and colours standard.

13. MATAKAURI LODGE LTD (31033)

13.1 The state of Farrycroft Row (access to Matakauri Lodge) and its intersection with the Queenstown-Glenorchy Road was a matter of discussion at the Hearing. Mr Rossiter's opinion, confirmed in his Reply Evidence¹⁸, is that the intersection and access to Matakauri Lodge are currently substandard, and any further development would exacerbate the existing risks.

13.2 Mr Freeman (for the submitter), in response to questions from the Panel, provided a supplementary statement following the Hearing¹⁹, setting out his understanding of how the provisions of the Transport Chapter relate to the RVZ Chapter.

¹⁸ See section 8 of Mr Rossiter's Reply Evidence.

¹⁹ Letter and attachment from Mike Holm to Katherine Robertson, 31 July 2020.

13.3 I have reviewed Mr Freeman’s supplementary statement and agree with his conclusions. In my opinion, the provisions of the Transport Chapter will be triggered by any future resource consent application made by Matakauri Lodge under RVZ zoning, and consideration of the formation and standard of the access (Farrycroft Way), and the safety implications, would be considered as a restricted discretionary activity.

13.4 I add the following information to Mr Freeman’s analysis:

(a) ‘Access’, referred to in the Transport Chapter, is defined in Chapter 2 of the PDP as: *“Means that area of land over which a site or lot obtains legal vehicular and/or pedestrian access to a legal road. This land may include an access leg, a private way, common land as defined on a cross-lease or company-lease, or common property (as defined in section 2 of the Unit Titles Act 2010)”*. As such, the rules and standards relating to ‘access’ apply to Farrycroft Row, which is a formed right of way and not a legal road, up to its intersection with Queenstown-Glenorchy Road.

(b) Provision 29.3.2.4 of the Transport Chapter is as follows: *“Activities on zoned land are also subject to the zone-specific provisions. The provisions relating to activities outside of roads in this chapter apply in addition to those zone specific provisions, except that the rules in Table 29.1 take precedence over those zone rules which make activities which are not listed in the zone rules a non-complying or discretionary activity”*. This provision adds to those highlighted by Mr Freeman, demonstrating the intention of the PDP that zone activities are also subject to the Transport Chapter provisions.

13.5 I note that works within Queenstown-Glenorchy Road related to maintenance and repair of existing transport infrastructure is a permitted activity under Rule 29.4.14, meaning there is no PDP restriction for work within the road relating to the intersection.

- 13.6** In addition, at the Hearing there was a suggestion from the Panel that it is not the zoning of the site as RVZ that is inappropriate, but rather that any further development is inappropriate, from a traffic effects perspective. This was accompanied by a suggestion that traffic effects could be addressed by further development on the site being a discretionary activity under RVZ zoning.
- 13.7** I agree with the comment from the Panel, that it is further development, rather than the RVZ zoning itself, that is not appropriate without the upgrade works identified by Mr Rossiter. I stated at paragraph 13.9 of my s42A the reasons that I consider the RVZ to be a more appropriate zone than the Rural Lifestyle Zone. However, if further development is anticipated as a result of a change to the zone, which would be the case for the Matakauri Lodge re-zoning, there needs to be a level of certainty that the future development can be appropriately managed by the plan provisions. With the clarification that traffic and access effects would be considered through a restricted discretionary consent, which could be declined if effects were not appropriately managed, I change my recommendation to being in support of this re-zoning request. A restricted discretionary consent under the Transport Chapter provisions would allow the issues identified by Mr Rossiter to be addressed, including the need for third party approval for the upgrade works.
- 13.8** The changes I recommend to the zone provisions for the re-zoning were discussed in section 6 of my first rebuttal statement and are included in **Appendix A**. In summary they are as follows:
- (a) Identify the site as the Matakauri RVZ on the planning maps and identify areas of high landscape sensitivity in accordance with the areas of high landscape sensitivity identified on the plan 'Matakauri Lodge: Opportunities for Development', dated 24.04.20, attached to Ms Lucas' evidence in chief;
 - (b) Apply a 2000m² maximum building coverage standard;
 - (c) Impose a 10m building separation standard;
 - (d) Include a requirement for native plantings within the 10m separation between buildings;
 - (e) Application of the building materials and colours standard;

- (f) Reference to the Transport Chapter in the table at 46.3.1; and
- (g) Adding transport matters to controlled rule 46.4.6 and standard 46.5.2.

13.9 In terms of a s32AA assessment, I consider re-zoning this site to RVZ would be an appropriate way to achieve the objectives of the RVZ. The site is located within an ONL, on the slopes above Lake Wakatipu, with views of the Lake and its surrounds. The re-zoning would enable increased access to this ONL. The RVZ provisions, as I recommend they be amended, would focus development within the site to areas that can absorb the effects of development. The provisions provide for a limited increase in the scale and intensity of development within the zoned area.

13.10 I consider that the environmental and social costs of this re-zoning are low and are mitigated by the site-specific provisions I recommended be included in the Zone. The re-zoning would protect the landscape values of the ONL. The zone provisions apply appropriate controls to limit the scale and intensity of activities within the site and manage effects beyond the zone. The re-zoning would result in benefits to the landowner through reduced transaction costs, and wider benefits from the flow-on effects of the certainty that visitor industry development is enabled on the site.

14. BARNHILL CORPORATE TRUSTEE LIMITED AND DE, ME BUNN & LA GREEN (31035)

14.1 There was discussion at the Hearing with counsel for the submitter, and the submitter's planner, on the degree of control that Controlled activity status gave the Council over built development in the RVZ, and what the case law says about this issue. This was a theme of discussion with legal representatives for other submitters too. In practice, my experience is that controlled activities are generally not used in plans when a high degree of discretion is required for managing potential adverse effects. Controlled activities are generally used when there is a high degree of *certainty* that adverse effects are going to be no more than minor, and only limited control is required to manage adverse effects. Controlled activities cannot be declined, so there

needs to be certain that effects can be adequately managed in all situations. The bar is set high, as a greater portion of the burden of the assessment falls at zoning stage rather than at consent stage.

- 14.2** The need for landscape sensitivity mapping for RVZ sites is linked to controlled activity status – locating buildings within areas of lower landscape sensitivity is one way to provide a degree of certainty that the landscape outcomes sought by the Strategic objective and policies will be achieved. However, it is not enough on its own. Standards for building height, size, density and external appearance are needed, as well as the ability to control location, design, landscaping and the other matters identified as matters of control in Rule 46.4.6. The standards that manage built form, particularly ground floor area, are set at low thresholds for controlled activities, in the absence of evidence that greater allowances will adequately manage effects. Where evidence is provided that a greater allowance will meet the landscape tests, it may be appropriate to have a greater allowance for a controlled activity.
- 14.3** In the context of the Morven Ferry Road RVZ re-zoning request, Ms Mellsop confirmed her opinion that 1500m² of site coverage is not appropriate for a controlled activity. While the economic viability explained by Ms MacColl (for the submitter) is an important consideration, this does not take priority over appropriate landscape management. The policy framework in Chapter 3 of the PDP is clear, that the enablement of the socioeconomic benefits of the visitor industry is subject to the requirements to protect, maintain and/or enhance the landscape values²⁰.
- 14.4** Ms Mellsop indicated she would support controlled development up to 500m². With a controlled standard of 500m², a restricted discretionary application would be required under the RVZ rules for development of 1500m². I note that restricted discretionary activity status is more permissive than the discretionary status that would apply under the WBRAZ provisions²¹.

²⁰ See for example Policy 3.3.1A.

²¹ Rule 24.4.20 cafes and restaurants, Rule 24.4.21 visitor accommodation.

14.5 However, Ms Mellsop also confirmed at the Hearing, her opinion that adequate landscape sensitivity mapping has not been undertaken for the site. This means it is not possible to include landscape sensitivity mapping within the planning maps, and this is a prerequisite for applying the RVZ. As such, I remain of the opinion, expressed in section 6 of my second rebuttal statement (19 June 2020), that the re-zoning request should be declined.

15. CLARIFICATION

15.1 At the Hearing, an error was pointed out in paragraph 15.1 of my s42A report, relating to the current zoning of the Windermere site. I am able to clarify that the current zoning of the land is split between the PDP Rural Zone and the operative RVZ. My s42A report incorrectly stated 'notified' RVZ rather than 'operative' RVZ.



Emily Suzanne Grace

10 September 2020

APPENDIX A
RECOMMENDED REVISED CHAPTER 46 AND VARIATIONS

46 Rural Visitor Zone

KEY:

Chapter 46 was notified as new. Any black underlined or ~~strike through~~ text, reflect the notified variation to district wide provisions.

Reply 10/09/2020 recommended changes to notified provisions are shown in blue underlined text for additions and ~~blue strike through text~~ for deletions. The text highlighted **grey** is only necessary in the chapter, IF an RVZ is accepted in land that is not within an ONL.

46.1 Purpose

The Rural Visitor Zone provides for visitor industry activities that enable people to access and appreciate the District's landscapes, in remote locations within Outstanding Natural Landscapes at a limited scale and intensity, and in a manner that recognises the particular values of those landscapes. ~~where each particular Zone can accommodate the adverse effects of land use and development.~~ By providing for visitor industry activities within the rural environment, often in remote locations, the Zone recognises the contribution visitor industry places, services and facilities make to the economic and recreational values of the District.

~~The primary method of managing The effects of~~ land use and development ~~will be on landscape are managed by the limited extent of the Zoned areas, and~~ directing sensitive and sympathetic development ~~to where within the Zone to areas of lower landscape sensitivity where~~ the landscape can accommodate change, and the adverse effects on landscape values ~~from land use and development~~ will be cumulatively minor. ~~The design and mitigation of buildings and development are secondary factors in the role of landscape management that will contribute toward~~ The Zone is not located on Outstanding Natural Features. Effects on landscape are further managed through limiting the nature, scale and intensity of development and ensuring buildings are not visually dominant and are integrated into the landscape.

The principal activities in the Zone are visitor accommodation and related ancillary commercial activities, commercial recreation and recreation activities. Residential activity is not anticipated in the Zone, with ~~the an~~ exception being provided for onsite staff accommodation ancillary to commercial recreation and visitor accommodation activities.

~~Pursuant to Section 86B(3)(a) of the Act Rules 46.4.8, 46.4.9 and 46.5.4 have immediate legal effect.~~

46.2 Objectives and Policies

46.2.1 Objective – Visitor accommodation, commercial recreation and ancillary commercial activities within appropriate occur at a limited scale and intensity in locations that maintain or enhance the values of enable access to the District's landscapes where:

- a. the protection of the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes is achieved, and
- b. in areas not within Outstanding Natural Features or Outstanding Natural Landscapes, the maintenance of landscape character, and the maintenance or enhancement of visual amenity values is achieved.

Policies

- 46.2.1.1 Provide an enabling framework for innovative and appropriately located and designed visitor accommodation and commercial recreation activities including ancillary commercial activities and within the Zone, including onsite staff accommodation, recreation and commercial recreation activities where the landscape values of the District's Outstanding Natural Landscapes are protected, and for other rural areas, landscape character of the landscape the Zone sits within is maintained and the visual amenity values are maintained or enhanced.

~~Provide for tourism related activities within appropriate locations in the Zone where they enable people to access and appreciate the District's landscapes, provided that landscape quality, character, visual amenity values and nature conservation values are maintained or enhanced.~~

- 46.2.1.2 Ensure that the group size, nature and scale of commercial recreation activities ~~do not degrade~~ maintain the levels of amenity beyond the Zoned area in the surrounding environment.

~~Encourage the enhancement of nature conservation values as part of the use and development of the Zone.~~

- 46.2.1.3 Ensure that the nature and scale of the combined activities on the Maungawera Rural Visitor Zone maintain the level of amenity beyond the Zone by specifically managing group size of commercial recreation activities and the capacity of visitor accommodation.

~~Recognise the remote location of Rural Visitor Zones and the need for visitor industry activities to be self-reliant by providing for services or facilities that are directly associated with, and ancillary to visitor accommodation activities, including onsite staff accommodation.~~

- 46.2.1.4 Avoid residential activity within the Zone with the exception of enabling onsite staff accommodation ancillary to commercial recreation and visitor accommodation activities.

- 46.2.1.5 ~~Ensure that any land use or development not otherwise anticipated in the Zone, protects or enhances landscape values and nature conservation values. For commercial recreation activities and informal airports that exceed the standards limiting their scale and intensity, ensure the proposed activity will protect the landscape values of the District's Outstanding Natural Landscapes, and for other rural areas, landscape character of the landscape that the Zone sits within is maintained and the visual amenity values are maintained or enhanced.~~

- 46.2.2 **Objective – Buildings and development that have a visitor industry related use are enabled where landscape character and visual amenity values are maintained or enhanced, within the Rural Visitor Zone in areas of lower landscape sensitivity, and where necessary are restricted or avoided to:**

- a. protect the landscape values of Outstanding Natural Landscapes, and
- b. maintain the landscape character and maintain or enhance the visual amenity values of rural areas not within Outstanding Natural Features or Outstanding Natural Landscapes.

Policies

- 46.2.2.1 ~~Protect the landscape values of the Zone and the surrounding Rural Zone Outstanding Natural Landscapes~~ Ensure the appropriate location of development within the Zone by:

- a. ~~providing for Enabling~~ and consolidating buildings within the Rural Visitor Zone in areas that are not identified on the District Plan maps as a High Landscape Sensitivity Area, ~~nor within an area of~~ Moderate – High Landscape Sensitivity Area;
- b. ~~ensuring that restricting~~ buildings within areas identified on the District Plan maps as Moderate – High Landscape Sensitivity ~~unless they~~ are located and designed, and adverse effects are mitigated, to ensure landscape values ~~of Outstanding Natural Landscapes are protected, and for other rural areas, landscape character of the landscape that the Zone sits within is maintained and visual amenity values~~ are maintained or enhanced; and
- c. avoiding buildings within areas identified on the District Plan maps as High Landscape Sensitivity Areas.

46.2.2.2 ~~Land use and development, in particular buildings, shall maintain or enhance the landscape character and visual amenity values of the Rural Visitor Zone and surrounding Outstanding Natural Landscapes~~ Manage the effects of development on landscape values by:

- a. controlling the colour, scale, design, and height of buildings and associated infrastructure, vegetation and landscape elements; and
- b. in the immediate vicinity of the Homestead Area at Walter Peak, and the Homestead Area at Arcadia, provide for a range of external building colours that are not as recessive as required generally for rural environments, but are sympathetic to existing development.

46.2.2.3 ~~Provide for buildings that exceed the standards limiting their bulk and scale, only when adverse effects are minimised, including through:~~

- a. ~~In Outstanding Natural Landscapes, siting buildings so they are reasonably difficult to see from beyond the boundary of the Zone;~~
- b. ~~Outside of Outstanding Natural Landscapes and Outstanding Natural Features, siting buildings so they are not highly visible from public places, and do not form the foreground of Outstanding Natural Landscapes or Outstanding Natural Features;~~
- c. ~~The design and location of buildings and opportunities for mitigating bulk, form and density;~~
- d. ~~Management of the associated aspects of the building(s) such as earthworks, car parking, fencing, and landscaping.~~

46.2.2.4 Within those areas identified on the District Plan maps as High Landscape Sensitivity or Moderate – High Landscape Sensitivity, ~~avoid buildings and development where the landscape cannot accommodate the change, and~~ maintain open landscape character where it is open at present.

46.2.2.5 ~~Encourage the~~ Enhancement of nature conservation values as part of the use and development of the Zone.

46.2.2.6 ~~Ensure that~~ Have regard to the location and direction of lights ~~so they~~ does not cause excessive glare ~~and avoids unnecessary degradation or reduce the quality~~ of views of the night sky ~~and of landscape character, including of beyond the boundaries of the Zone, or reduce~~ the sense of remoteness where ~~it~~ this is an important part of ~~that the landscape~~ character ~~of the Zone~~.

46.2.2.7 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.

46.2.2.8 Ensure development can be appropriately 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; and
- d. provision of safe vehicle access or alternative water based transport and associated infrastructure.

46.3 Other Provisions and Rules

46.3.1 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 Tūpuna	Planning Maps

46.3.2 Interpreting and Applying the Rules

- 46.3.2.1 A permitted activity must comply with all the rules (in this case Chapter 46 and any relevant district wide rules).
- 46.3.2.2 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.
- 46.3.2.3 For controlled and restricted discretionary activities, the Council shall restrict the exercise of its control or discretion to the matters listed in the rule.
- 46.3.2.4 The surface of lakes and rivers are zoned Rural, except for the area identified on the District Plan maps as Walter Peak Water Transport Infrastructure overlay for the purposes of Rule 46.4.9.

Part 6

Rural Visitor Zone 46

46.3.2.5 These abbreviations are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

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

46.3.3 Advice Notes - General

46.3.3.1 On-site wastewater treatment is also subject to the Otago Regional Plan: Water. In particular, Rule 12.A.1.4 of the Otago Regional Plan: Water.

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

46.4 Rules – Activities

	Table 46.4 – Activities	Activity Status
46.4.1	Farming	P
46.4.2	Visitor accommodation	P
46.4.3	Commercial recreational activities and onsite staff accommodation	P
46.4.4	Recreation and recreational activity	P
46.4.5	Informal airports	P
46.4.6	<p>Construction of buildings</p> <p>46.4.6.1: The construction, relocation or exterior alteration of buildings (other than identified in Rules 46.4.7 to 46.4.11).</p> <p>46.4.6.2: In the Gibbston Valley Rural Visitor Zone, the construction, relocation or exterior alteration of buildings within the Developable Areas identified on the District Plan maps.</p> <p>Control is reserved to:</p> <ol style="list-style-type: none"> The compatibility of the building density, design and location with landscape, cultural and heritage, and visual amenity values; Landform modification, landscaping and planting; Lighting; Servicing including water supply, fire-fighting, stormwater and wastewater; Natural Hazards; and Design and layout of location of related carparking site access, on-site parking, manoeuvring and traffic generation. 	C

46.4.7	Farm building Discretion is restricted to: a. The relationship of the proposed farm building to farming activity; b. Landform modification, landscaping and planting; c. Lighting; d. Servicing including water supply, fire-fighting, stormwater and wastewater; and e. Natural Hazards.	RD
46.4.8	At Walter Peak within the Water Transport Infrastructure Overlay as identified on the District Plan maps, a jetty or wharf, weather protection features and ancillary infrastructure Discretion is restricted to: 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; and e. External appearance, colour and materials.	RD
46.4.9	At Walter Peak within the Water Transport Infrastructure Overlay as identified on the District Plan maps, any building other than those identified in Rule 46.4.8	D
46.4.10	<u>Construction of buildings</u> <u>46.4.10.1:</u> The construction, relocation or exterior alteration of buildings within an area identified on the District Plan maps as a Moderate-High Landscape Sensitivity Area <u>46.4.10.2:</u> <u>In the Gibbston Valley Rural Visitor Zone, in addition to 46.4.10.1, the construction, relocation or exterior alteration of buildings not within the Developable Areas identified on the District Plan maps, and not within the area covered by Rule 46.4.11.</u>	D
46.4.11	The construction, relocation or exterior alteration of buildings within an area identified on the District Plan maps as a High Landscape Sensitivity Area	NC
46.4.12	Industrial activity	NC
46.4.13	Residential activity except as provided for in Rules 46.4.2 and 46.4.3	NC
46.4.14	Commercial, retail or service activities except as provided for in Rules 46.4.2 and 46.4.3	NC
46.4.15	Mining	NC
46.4.16	Any other activity not listed in Table 46.4	NC

46.5 Rules - Standards

	Table 46.5 – Standards	Non-compliance status
46.5.1	<p>Building Height</p> <p>46.5.1.1: The maximum height of buildings shall be 6m.</p> <p>46.5.1.2: Within the Water Transport Infrastructure overlay identified on the District Plan maps the maximum height of buildings shall be 4m.</p> <p><u>46.5.1.3: Within Developable Areas 1 and 3 in the Gibbston Valley Rural Visitor Zone the maximum height of buildings shall be 7m.</u></p>	<p>NC</p> <p>NC</p> <p><u>NC</u></p>
46.5.2	<p>Building Size</p> <p><u>46.5.2.1</u> The maximum ground floor area of any building shall be 500m².</p> <p><u>46.5.2.2</u> In the Gibbston Valley Rural Visitor Zone the combined total maximum ground floor area of all buildings shall be 500m².</p> <p><u>46.5.2.3</u> In the Matakauri Rural Visitor Zone the combined total maximum ground floor area of all buildings shall be 2000m².</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> landscape; Visual amenity values; and Nature, scale and external appearance; <u>Density of development; and</u> <u>Design and layout of site access, on-site parking, manoeuvring and traffic generation</u>
46.5.3	<p><u>Total Maximum Ground Floor Area: Maungawera Rural Visitor Zone</u></p> <p><u>In the Maungawera Rural Visitor Zone, the combined total maximum ground floor area of all buildings shall not exceed:</u></p> <p><u>46.5.3.1 500m² in Area A</u></p> <p><u>46.5.3.2 1,800m² in Area B</u></p> <p><u>46.5.3.3 1,400m² in Area C</u></p> <p><u>46.5.3.4 500m² in Area D</u></p> <p><u>46.5.3.5 500m² in Area E</u></p> <p><u>46.5.3.6 300m² in Area F</u></p> <p><u>46.5.3.7 500m² in Area G</u></p> <p><u>as shown on the planning maps.</u></p>	<p><u>NC</u></p>
46.5.4	Glare	NC

	Table 46.5 – Standards	Non-compliance status
	<p>46.5.3.1: All exterior lighting shall be directed downward and away from adjacent sites and public places including roads or waterbodies.</p> <p>46.5.3.2: 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.</p> <p>46.5.3.3: Rule 46.5.3.2 shall not apply to exterior lighting within the Walter Peak Water Transport Infrastructure overlay.</p>	
<p>46.5.5</p>	<p>Setback of buildings from waterbodies</p> <p>46.5.4.1: The minimum setback of any building from the bed of a river, lake or wetland shall be 20m.</p> <p>46.5.4.2: Rule 46.5.4.1 shall not apply to those structures or buildings identified in Rule 46.4.8 located within the Walter Peak Water Transport Infrastructure overlay.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Indigenous biodiversity values; b. Visual amenity values; c. landscape; d. open space and the interaction of the development with the water body; e. environmental protection measures (including landscaping and stormwater management); f. natural hazards; and g. Effects on cultural values of manawhenua.
<p>46.5.6</p>	<p>Setback of Buildings</p> <p>46.5.5.1: Buildings shall be set back a minimum of 10 metres from the Zone boundary.</p> <p>46.5.5.2: Rule 46.5.5.1 shall not apply to those structures or buildings identified in Rule 46.4.8 located within the Walter Peak Water Transport Infrastructure overlay.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Nature and scale; a. Reverse Sensitivity effects; and b. Functional need for buildings to be located within the setback.

	Table 46.5 – Standards	Non-compliance status
46.5.7	<p>Commercial Recreational Activity</p> <p>46.5.6.1: Commercial recreational activity that is undertaken outdoors must not involve more than 30 persons in any one group.</p> <p>46.5.6.2: Rule 46.5.6.1 shall not apply at Walter Peak <u>or the Maungawera Rural Visitor Zone.</u></p> <p><u>46.5.6.3: In the Maungawera Rural Visitor Zone, commercial recreational activity that is undertaken outdoors must not involve more than 135 persons within the zone at any one time.</u></p>	<p><u>Rule 46.5.6.1:</u> RD</p> <p><u>Rule 46.5.6.3:</u> <u>136 – 200 persons</u> RD <u>>200 persons</u> NC</p> <p><u>For Rules 46.5.6.1 and 46.5.6.3 discretion is restricted to:</u> <u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> Nature and scale including cumulative adverse effects; Hours of operation; The extent and location of signage; Transport and access; and Noise.
46.5.8	<p>Informal Airports</p> <p>Other than in the case of informal airports for emergency landings, rescues, firefighting and activities ancillary to farming Activities, Informal Airports shall not exceed 15 flights per week.</p> <p>Note: For the purposes of this Rule a flight includes two aircraft movements (i.e. an arrival and departure).</p>	D
46.5.9	<p><u>Building Material and Colours</u></p> <p><u>In the Gibbston Valley Rural Visitor Zone, the Maungawera Rural Visitor Zone, and the Matakauri Rural Visitor Zone, any building</u></p>	<p>RD</p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>Landscape;</u> <u>Visual amenity values; and</u> <u>External appearance.</u>

	Table 46.5 – Standards	Non-compliance status
	<p><u>and its alteration, including shipping containers that remain on site for more than six months, are subject to the following:</u></p> <p><u>All exterior surfaces* must be coloured in the range of browns, greens or greys including:</u></p> <p><u>46.5.9.1 Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and</u></p> <p><u>46.5.9.1 All other exterior surface** finishes, except for schist, must have a light reflectance value of not greater than 30%.</u></p> <p><u>* Excludes soffits, windows and skylights (but not glass balustrades).</u></p> <p><u>** 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%.</u></p>	
46.5.10	<p><u>Building separation and planting plan</u></p> <p><u>46.5.10.1 All buildings within the Matakauri Rural Visitor Zone shall be separated by a minimum of 10m from other buildings within that Zone.</u></p> <p><u>46.5.10.2 A native planting plan detailing species type, numbers, location, planting schedule and maintenance for the separation space required by 46.5.10.1, for the purpose of mitigating the visual effects of the proposed building(s) and to integrate the building(s) into the surrounding environment shall be submitted to Council with the resource consent application.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ol style="list-style-type: none"> <u>Nature and scale;</u> <u>Functional need for the building(s) to be located within the separation setback;</u> <u>Landscape and visual amenity effects; and</u> <u>Native planting plan.</u>
46.5.11	<p><u>Within the Gibbston Valley Rural Visitor Zone, commercial recreation activities and commercial use of buildings, including for visitor accommodation or commercial recreation activities, cannot commence until the intersection of Resta Road and State Highway 6 meets the requirements of Figure 46.1.</u></p>	<p><u>NC</u></p>
46.5.12	<p><u>Visitor accommodation capacity in the Maungawera Rural Visitor Zone</u></p> <p><u>In the Maungawera Rural Visitor Zone, the configuration of visitor accommodation units must be such that the maximum number of overnight guests that can be accommodated within the Zone is 50.</u></p>	<p><u>51 – 75 guests per night: RD</u></p> <p><u>>75 guests per night: NC</u></p> <p><u>Discretion is restricted to:</u></p>

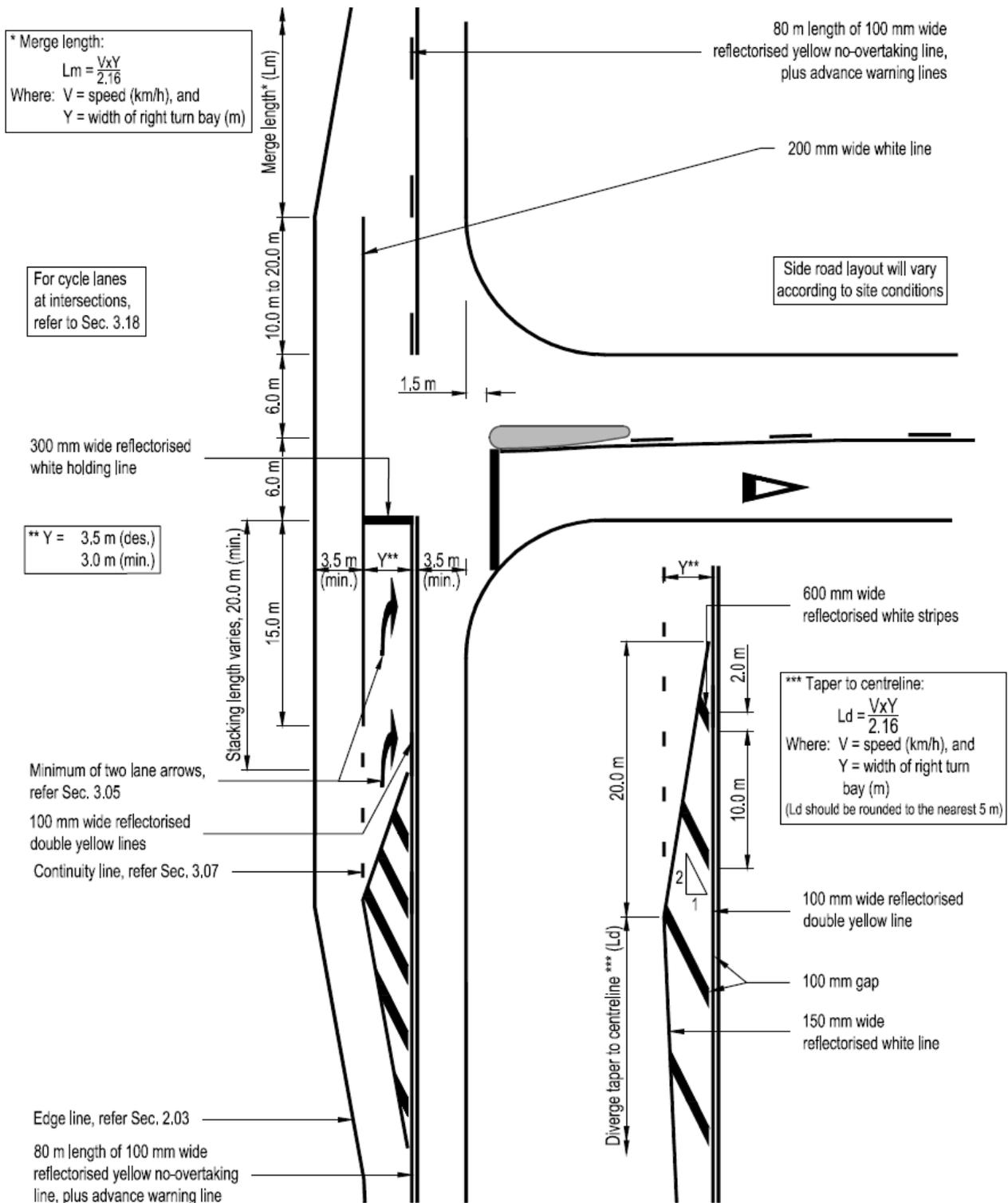
	Table 46.5 – Standards	Non-compliance status
		a. Nature and scale including cumulative adverse effects; b. Hours of operation; c. The extent and location of signage; d. Transport and access; and e. Noise
46.5.13	The maintenance of the shelterbelt along the northern boundary of the Maungawera Rural Visitor Zone	NC

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 46.4.8 Water Transport Infrastructure at Walter Peak.
- b. Rule 46.5.4 setback of buildings from waterbodies.
- c. Rule 46.5.5 setback of buildings from the Zone boundary.
- d. Rule 46.5.6 commercial recreational activities.

Figure 46.1



MARKINGS FOR RIGHT TURN BAYS IN RURAL AREAS

FIGURE 3.25

Variation to Earthworks Chapter 25:

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

Amend Chapter 25 by inserting the following into Rule 25.5.5 (Table 25.2 – Maximum Volume)

<p>25.5.5</p>	<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>Rural Visitor Zone</u></p>	<p>500m³</p>
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Variation to Subdivision and Development Chapter 27:

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

Amend Chapter 27 by amending Rule 27.5.9 as follows:

27.5.11	All subdivision activities in the Rural Visitor Zone (<u>excluding the Maugawera Rural Visitor Zone</u>), Rural and Gibbston Character Zones and Airport Zone - Wanaka, unless otherwise provided for.	D
<u>27.5.x</u>	<u>All subdivision activities in the Maungawera Rural Visitor Zone</u>	<u>NC</u>

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>Rural Visitor Zone</u>	<u>No Minimum</u>

Variation to Signs Chapter 31:

Underlined text for additions and ~~strike-through~~ text for deletions.

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	Millbrook Resort Zone	<u>Rural Visitor Zone</u>
31.14.1	<p>Signs for commercial activities and community activities</p> <p>Control is reserved to the matters set out in Rule 31.17.</p>	C	C	C	
31.14.2	<p>Identification of a signage platform for a commercial activity or community activity</p> <p>Control is reserved to the matters set out in Rule 31.17.</p>	C	C	C	
31.14.3	<p>Signs for visitor accommodation</p> <p>Control is reserved to the matters set out in Rule 31.17.</p>	D	D	C	
31.14.4	<p>Signs not associated with commercial activities, community activities or visitor accommodation</p>	P	P	P	

31.14.5	Any sign activity which is not listed in Table 31.4 or Rules 31.14.1 to 31.14.4 inclusive	D	D	D
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Variation to Chapter 36 Noise:

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

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36.5 Rules – Standards

Table 2: General Standards

	Standard				Non-Compliance Status
	Zones sound is received in	Assessment location	Time	Noise limits	
36.5.2	<u>Rural Visitor Zone</u>	Any point within any site	0800h to 2000h	50 dB L _{Aeq} (15 min)	NC
			2000h to 0800h	40 dB L _{Aeq} (15 min)	NC

APPENDIX B
BESPOKE RURAL ZONE PROVISIONS CONSIDERED AS AN ALTERNATIVE FOR
ARCADIA

21.4 Rules – Activities

All activities, including any listed permitted activities shall be subject to the rules and standards contained in Tables 1 to 15. [The exception to this is all activities undertaken within the Arcadia Rural Zone ‘Specific Rules Apply’ area, where only Tables 16 and 17 apply.](#)

...

[Table 16 – Arcadia Rural Zone Activities](#)

[Table 17 – Arcadia Rural Zone Standard](#)

20.19 Rules – Arcadia Rural Zone Activities

	Table 16 – Arcadia Rural Zone: Activities These rules apply within the area identified on the planning maps as Specific Rules Apply Arcadia Rural Zone	Activity Status
21.19.1	Farming	P
21.19.2	Visitor accommodation	P
21.19.3	Commercial recreational activities and onsite staff accommodation	P
21.19.4	Recreation and recreational activity	P
21.19.5	Informal airports	P
21.19.6	One residential unit, which includes a single residential flat for each residential unit and any other accessory buildings, within any building platform approved by resource consent.	P
21.19.7	The construction and exterior alteration of buildings within a building platform identified on Lots 1 to 11 LT 530138 located at Arcadia Station. Control is reserved to: <ul style="list-style-type: none"> a. Building design, external appearance and landscaping; b. Fencing; c. Earthworks; d. Lighting; and e. Servicing, including access, water supply, fire-fighting, sewage treatment and disposal, electricity and telecommunications. 	C
21.19.8	Farm building Discretion is restricted to: <ul style="list-style-type: none"> a. The relationship of the proposed farm building to farming activity; 	RD

	<ul style="list-style-type: none"> b. Landform modification, landscaping and planting; c. Lighting; d. Servicing including water supply, fire-fighting, stormwater and wastewater; and e. Natural Hazards. 	
21.19.9	Commercial Activities within Lot 12 LT 530138 located at Arcadia Station	<u>D</u>
21.19.10	Industrial activity	<u>NC</u>
21.19.11	Commercial, retail or service activities except as provided for in Rules 21.19.2, 21.19.3 and 21.19.9	<u>NC</u>
21.19.12	Mining	<u>NC</u>
21.19.13	Any other activity not listed in Table 16	<u>NC</u>

21.19 Rule – Arcadia Rural Zone Standards

	Table 17 – Arcadia Rural Zone: Standards These rules apply within the area identified on the planning maps as Specific Rules Apply Arcadia Rural Zone	Non-compliance status
<u>21.20.1</u>	Building Height The maximum height of buildings shall be 6m.	<u>NC</u>
<u>21.20.2</u>	Building Size The maximum ground floor area of any building shall be 500m².	<u>RD</u> Discretion is restricted to: <ul style="list-style-type: none"> a. landscape; b. Visual amenity values; and c. Nature, scale and external appearance;
<u>21.20.3</u>	Glare 21.20.3.1: All exterior lighting shall be directed downward and away from adjacent sites and public places including roads or waterbodies. 21.20.3.2: 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.	<u>NC</u>

	<p><u>Table 17 – Arcadia Rural Zone: Standards</u> <u>These rules apply within the area identified on the planning maps as Specific Rules Apply Arcadia Rural Zone</u></p>	<p><u>Non-compliance status</u></p>
<p><u>21.20.4</u></p>	<p><u>Setback of buildings from waterbodies</u> <u>The minimum setback of any building from the bed of a river, lake or wetland shall be 20m.</u></p>	<p><u>RD</u> <u>Discretion is restricted to:</u> a. <u>Indigenous biodiversity values;</u> b. <u>Visual amenity values;</u> c. <u>landscape;</u> d. <u>open space and the interaction of the development with the water body;</u> e. <u>environmental protection measures (including landscaping and stormwater management);</u> f. <u>natural hazards; and</u> g. <u>Effects on cultural values of manawhenua.</u></p>
<p><u>21.20.5</u></p>	<p><u>Setback of Buildings</u> <u>Buildings shall be set back a minimum of 10 metres from the boundary of the Specific Rules Apply Arcadia Rural Zone.</u></p>	<p><u>RD</u> <u>Discretion is restricted to:</u> a. <u>Nature and scale;</u> b. <u>Reverse Sensitivity effects; and</u> c. <u>Functional need for buildings to be located within the setback.</u></p>
<p><u>21.20.6</u></p>	<p><u>Commercial Recreational Activity</u> <u>Commercial recreational activity that is undertaken outdoors must not involve more than 30 persons in any one group.</u></p>	<p><u>RD</u> <u>Discretion is restricted to:</u> d. <u>Nature and scale including cumulative adverse effects;</u> e. <u>Hours of operation;</u></p>

	<p>Table 17 – Arcadia Rural Zone: Standards</p> <p>These rules apply within the area identified on the planning maps as Specific Rules Apply Arcadia Rural Zone</p>	<p>Non-compliance status</p>
		<p>f. <u>The extent and location of signage;</u></p> <p>g. <u>Transport and access; and</u></p> <p>h. <u>Noise.</u></p>
<p><u>21.20.7</u></p>	<p><u>Informal Airports</u></p> <p><u>Other than in the case of informal airports for emergency landings, rescues, firefighting and activities ancillary to farming activities, Informal Airports shall not exceed 15 flights per week.</u></p> <p><u>Note: For the purposes of this Rule a flight includes two aircraft movements (i.e. an arrival and departure).</u></p>	<p><u>D</u></p>
<p><u>21.20.8</u></p>	<p><u>Buildings</u></p> <p><u>Any building, including any structure larger than 5m², that is new, relocated, altered, reclad or repainted, including containers intended to, or that remain on site for more than six months, and the alteration to any lawfully established building, are subject to the following:</u></p> <p><u>All exterior surfaces* must be coloured in the range of browns, greens or greys, including:</u></p> <p>21.19.1.1 <u>Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and</u></p> <p>21.19.1.2 <u>All other surface ** finishes except for schist, must have a light reflectance value of not greater than 30%.</u></p> <p>21.19.1.3 <u>In the case of alterations to an existing building not located within a building platform, it does not increase the ground floor area by more than 30% in any ten year period.)</u></p> <p><u>* Excludes soffits, windows and skylights (but not glass balustrades).</u></p> <p><u>** 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%.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p>a. <u>external appearance;</u></p> <p>b. <u>visual prominence from both public places and private locations;</u></p> <p>c. <u>landscape character;</u></p> <p>d. <u>visual amenity.</u></p>

APPENDIX C
FINAL RECOMMENDATIONS ON SUBMISSIONS

No.	Last Name	First Name	Organisation	On Behalf Of	Point No.	Position	Submission Summary	Planner Recommendation
31001	Clark	Michael	trelawn place		31001.1	Oppose	That the noise standard for the Rural Visitor Zone is amended so that noise is measured at the side of a house or building, and the noise is averaged over a 15 minute period 50 dB Len.	1.10-Variation to Chapter 36 Noise: Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.1	Oppose	That notified Chapter 46 (Rural Visitor Zone) and associated variations and planning map changes be rejected until such time as the matters raised in the submission are addressed.	Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.2	Oppose	That the notified provisions of Chapter 46 (Rural Visitor Zone) as they relate to the Arcadia Rural Visitor Zone be amended to incorporate the consented Structure Plan and Design Guidelines approved by Queenstown Lakes District Council under Resource Consent RM110010 as part of a revised Arcadia Rural Visitor Zone, and/or as part of Chapter 27 (Subdivision and Development).	Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.3	Oppose	That objectives, policies and rules are created as necessary to enable subdivision in accordance with the consented Arcadia structure plan as a controlled activity, and subdivision not in accordance with the consented structure plan as a discretionary or non-complying activity.	Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.4	Oppose	That development as per the consented Structure Plan be provided for as a controlled activity, but no development over and above that.	Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.5	Oppose	That the Rural Visitor Zone purpose statement be amended to recognise the unique circumstances of the Arcadia RVZ where a Structure Plan and Design Guidelines have already been approved by Queenstown Lakes District Council and given effect to.	1.1-46.1 Purpose Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.6	Oppose	That a new objective be added to Chapter 46 (Rural Visitor Zone) to recognise the unique circumstances of the Arcadia Rural Visitor Zone where a Structure Plan has been approved and given effect to, and residential and commercial activity is also anticipated.	1.2-46.2 Objectives and Policies Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.7	Oppose	That three new policies be added to section 46.2 that together (1) enable development at Arcadia while requiring (2) development of the Arcadia Rural Visitor Zone to be in accordance with the approved Structure Plan, and (3) the approved design guidelines.	1.2-46.2 Objectives and Policies Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.8	Oppose	That Rule 46.4.6 be amended to provide for the construction, relocation or exterior alteration of buildings for the Arcadia Rural Visitor Zone that are in accordance with the consented Structure Plan as a controlled activity.	1.4-46.4 Rules - Activities Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.9	Oppose	That the 'Moderate-High Landscape Sensitivity Area' annotation be removed from the planning maps where it appears in the Arcadia Rural Visitor Zone and instead incorporate the consented Structure Plan and require development to be in accordance with the Structure Plan, or amend Rule 46.4.10 to provide for the construction, relocation or exterior alteration of buildings in the Arcadia Rural Visitor Zone 'Moderate-High Landscape Sensitivity Area' as a controlled activity.	Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.10	Oppose	That the 'High Landscape Sensitivity Area' annotation be removed from the planning maps where it appears in the Arcadia Rural Visitor Zone and instead incorporate the Structure Plan and require development to be in accordance with the Structure Plan, or amend Rule 46.4.11 to provide for the construction, relocation or exterior alteration of buildings in the Arcadia Rural Visitor Zone 'High Landscape Sensitivity Area' as a controlled activity.	Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.11	Oppose	That Rule 46.4.13 be deleted as it relates to the Arcadia Rural Visitor Zone and replace it with a new rule that provides for residential activity in accordance with the consented Structure Plan and Design Guidelines in the Arcadia Rural Visitor Zone as a permitted activity.	1.4-46.4 Rules - Activities Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.12	Oppose	That Rule 46.4.14 be amended to provide for commercial activity as a controlled activity within the area identified for commercial activity on the Structure Plan approved under resource consent RM110010 in the Arcadia Rural Visitor Zone.	1.4-46.4 Rules - Activities Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.13	Oppose	That Rule 46.6 (non-notification) be amended to add a new provision: "Development in the Arcadia Rural Visitor Zone in accordance with the consented Structure Plan and Design Guidelines (RM110010)".	1.6-46.6 Non-Notification of Applications Reject
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.14	Support	That the variation to Chapter 25 Earthworks to enable up to 500m3 of earthworks be retained.	1.7-Variation to Earthworks Chapter 25: Accept
31008	Devlin	Blair	Vivian and Espie Limited	Lloyd James Veint	31008.15	Oppose	That any other consequential changes be made to achieve the relief sought in the submission.	Reject
31009	Wallace	Chelsea	Public Health South	Southern District Health Board	31009.2	Support	That the controls on developments in the Rural Visitor Zone be retained as notified.	Accept in part
31009	Wallace	Chelsea	Public Health South	Southern District Health Board	31009.5	Support	That the re-zoning of the undeveloped Windermere from Rural Visitor Zone to Rural Zone be retained as notified.	Accept
31009	Wallace	Chelsea	Public Health South	Southern District Health Board	31009.6	Support	That the involvement and collaboration with tangata whenua throughout the planning process is strongly supported.	Accept
31010	O'Sullivan	Kirsty	Mitchell Daysh Limited	Queenstown Airport Corporation (QAC)	31010.1	Oppose	That the area zoned Rural Visitor Zone (Windermere) in the Operative District Plan on Lot 1 DP 368240 (827 Wanaka-Luggate Highway) be re-zoned Airport Zone, or the operative Rural Visitor Zone be reinstated.	Reject
31010	O'Sullivan	Kirsty	Mitchell Daysh Limited	Queenstown Airport Corporation (QAC)	31010.2	Oppose	That any consequential changes, amendments or decisions be made that may be required to give effect to the matters raised in the submission.	Reject
31011	Anderson	Denise	Heritage New Zealand Pouhere Taonga	Heritage New Zealand Pouhere Taonga	31011.8	Oppose	That Rule 46.4.6(a) be amended to add the words "and location" so that the matter of control reads as follows: "The compatibility of the building design and location with landscape, cultural and heritage, and visual amenity values".	1.4-46.4 Rules - Activities Accept
31012	Hohneck	Ben			31012.1	Oppose	That the land identified in the submission, including 1447 Skippers Road, be re-zoned from Rural Zone to Rural Visitor Zone.	Reject
31012	Hohneck	Ben			31012.2	Oppose	That the Rural Visitor Zone sought in the submission be named "Skippers Rural Visitor Zone".	Reject

31012	Hohneck	Ben			31012.3	Oppose	That low, medium and high landscape sensitivity areas be included on the planning maps for the new Rural Visitor Zone sought in the submission.		Reject
31012	Hohneck	Ben			31012.4	Oppose	That proposed Rule 46.5.6(b) be amended to also refer to the "Skippers Rural Visitor Zone" sought by the submission.	1.5-46.5 Rules - Standards	Reject
31012	Hohneck	Ben			31012.5	Support	That the proposed Rural Visitor Zone provisions that relate to the high, medium and low landscape sensitivity areas be retained as notified.		Accept in part
31012	Hohneck	Ben			31012.6	Oppose	That any other consequential amendments to give effect to the intent of the submission be made.		Reject
31013	Scott	M and K	Loch Linnhe Station		31013.1	Oppose	That an area of Loch Linnhe Station (Kingston Road, between Wye Creek and past Devils Staircase in the south) of approximately 12 hectares, encompassing the homestead, the identified in the submission as the Homestead site, be re-zoned from Rural to Rural Visitor Zone.		Reject
31013	Scott	M and K	Loch Linnhe Station		31013.2	Oppose	That an area of Loch Linnhe Station (Kingston Road, between Wye Creek and past Devils Staircase in the south) of approximately 2.5 hectares, identified in the submission as the Wye Creek site, be rezoned from Rural to Rural Visitor Zone.		Reject
31013	Scott	M and K	Loch Linnhe Station		31013.3	Oppose	That low, medium and high landscape sensitivity areas be included on the planning maps for the new Rural Visitor Zones sought in the submission.		Reject
31013	Scott	M and K	Loch Linnhe Station		31013.4	Support	That the proposed Rural Visitor Zone provisions that relate to the high, medium and low landscape sensitivity areas be retained as notified.		Accept in part
31013	Scott	M and K	Loch Linnhe Station		31013.5	Oppose	That the activity status for Rule 46.4.7 be changed from restricted discretionary to controlled.	1.4-46.4 Rules - Activities	Reject
31013	Scott	M and K	Loch Linnhe Station		31013.6	Oppose	That a further exception is provided in Rule 46.4.13 to enable the construction of a farm homestead specific to the Wye Creek Rural Visitor Zone sought by the submission.	1.4-46.4 Rules - Activities	Reject
31013	Scott	M and K	Loch Linnhe Station		31013.7	Oppose	That a density standard be added to Chapter 46 specific to the two Rural Visitor Zones sought by the submission at Loch Linnhe Station, as follows: "Within Loch Linnhe built form shall not exceed a footprint of (a) 1800m2 at the Wye Creek Site (b) 4700m2 at the Homestead Site."	1.5-46.5 Rules - Standards	Reject
31013	Scott	M and K	Loch Linnhe Station		31013.8	Oppose	That a visibility standard be added to Chapter 46 specific to the Wye Creek Rural Visitor Zone at Loch Linnhe Station sought by the submission, as follows: "At the Wye Creek RVZ within Loch Linnhe Station no building shall be visible from the State Highway."	1.5-46.5 Rules - Standards	Reject
31013	Scott	M and K	Loch Linnhe Station		31013.9	Oppose	That any other consequential amendments be made to give effect to the intent of the submission.		Reject
31014	Vivian	Heron Investments Limited			31014.1	Oppose	That the property at 93 Camp Hill Road, Maungawera (Lots 1-2 DP 21025, Section 1 SO 20288 Block III Lower Hawea Survey District and Lot 2 DP 21025) located between Camp Hill Road and Lake Hawea-Albert Town Road/State Highway 6, being approximately 114 hectares in area, be re-zoned from Rural to Rural Visitor Zone, as shown in the submission.		Accept
31014	Vivian	Heron Investments			31014.2	Oppose	That the Rural Visitor Zone sought by the submission be named "Maungawera Rural Visitor Zone".		Accept
31014	Vivian	Heron Investments			31014.3	Oppose	That low, medium and high landscape sensitivity areas be included on the planning maps for the new Rural Visitor Zone sought in the submission.		Accept
31014	Vivian	Heron Investments			31014.4	Support	That the proposed Rural Visitor Zone provisions that relate to the high, medium and low landscape sensitivity areas be retained as notified.		Accept in part
31014	Vivian	Heron Investments			31014.5	Oppose	That Chapter 46 (Rural Visitor Zone) be amended be deleting reference to Rural Visitor Zones being only within Outstanding Natural Landscapes.		Accept in part
31014	Vivian	Heron Investments			31014.6	Oppose	That proposed Rule 46.5.6(b) be amended to also refer to the proposed Maungawera Rural Visitor Zone sought by the submission.	1.5-46.5 Rules - Standards	Accept in part
31014	Vivian	Heron Investments			31014.7	Oppose	That any other consequential amendments be made to give effect to the intent of this submission.		Accept
31015	Devlin	Blair	Vivian and Espie Limited	Brett Mills	31015.1	Oppose	That the land shown in the submission, including 1364 Skippers Road (Lot 1 DP 19171 Blk XI Shotover SD) being approximately 4 hectares in area located to the right of Skippers Road approximately 9 km from the intersection with Coronet Peak Road, be re-zoned from Rural to Rural Visitor Zone, or alternatively re-zone as part of the wider area including the area sought by submitter Ben Hohneck.		Reject
31015	Devlin	Blair	Vivian and Espie Limited	Brett Mills	31015.2	Oppose	That the Rural Visitor Zone sought by the submitter be named "Kimiakau Rural Visitor Zone".		Reject
31015	Devlin	Blair	Vivian and Espie Limited	Brett Mills	31015.3	Oppose	That low, medium and high landscape sensitivity areas be included on the planning maps for the new Rural Visitor Zone sought in the submission.		Reject
31015	Devlin	Blair	Vivian and Espie Limited	Brett Mills	31015.4	Support	That the proposed Rural Visitor Zone provisions that relate to the high, medium and low landscape sensitivity areas be retained as notified.		Accept in part
31015	Devlin	Blair	Vivian and Espie Limited	Brett Mills	31015.5	Oppose	That any other consequential amendments be made to give effect to the intent of the submission.		Reject
31016	Devlin	Blair	Vivian and Espie Ltd	Brett Mills	31016.1	Oppose	That the property identified in the submission (Sec 82 BLK XIX Shotover SD) located off the Moonlight Track on the left side of the Shotover River approximately 2.6 km from the intersection of the Moonlight Track with Mcchesney Road, be re-zoned from Rural to Rural Visitor Zone, or alternatively re-zoned as part of a wider re-zoning including the area to the south covering the Shotover Canyon Swing site.		Reject
31016	Devlin	Blair	Vivian and Espie Ltd	Brett Mills	31016.2	Oppose	That the new Rural Visitor Zone requested by the submission be called "Moonlight Rural Visitor Zone".		Reject
31016	Devlin	Blair	Vivian and Espie Ltd	Brett Mills	31016.3	Support	That the proposed Rural Visitor Zone provisions that relate to the high, medium and low landscape sensitivity areas be retained as notified.		Accept in part
31016	Devlin	Blair	Vivian and Espie Ltd	Brett Mills	31016.4	Oppose	That low, medium and high landscape sensitivity areas be included on the planning maps for the new Rural Visitor Zone sought in the submission.		Reject
31016	Devlin	Blair	Vivian and Espie Ltd	Brett Mills	31016.5	Oppose	That any other consequential amendments be made to give effect to the intent of the submission.		Reject

31020	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited	31020.1	Oppose	That the Proposed District Plan recognises the strategic and lifeline importance of all parts of the electricity network.		Accept
31020	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited	31020.2	Oppose	That further or other relief as is appropriate or desirable in order to take account of the concerns expressed in this submission be provided.		Reject
31020	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited	31020.4	Oppose	That Rule 46.4.6 be amended as follows: Remove the word 'and' from the end of provision e. Add the word 'and' at the end of provision f. Add the following as a new matter of control as provision g. 'Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the Plan maps is located within the adjacent road or subject site any adverse effects on that infrastructure.'	1.4-46.4 Rules - Activities	Reject
31020	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited	31020.5	Oppose	That Rule 46.4.7 be amended as follows: Remove the word 'and' from the end of provision d. Add the word 'and' to the end of provision e. Add a new matter of control as provision f. as follows 'Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the Plan maps is located within the adjacent road or the subject site any adverse effects on that infrastructure.'	1.4-46.4 Rules - Activities	Reject
31020	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited	31020.6	Oppose	That Rule 46.6 be amended as follows: Add a new provision as e. as follows 'Rule 46.4.6 The construction, relocation or exterior alteration of buildings (other than identified in Rules 46.4.7 to 46.4.11).'	1.6-46.6 Non-Notification of Applications	Reject
31020	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited	31020.7	Oppose	That 46.6 be amended to include a new rule as follows: 46.6.X For any application for resource consent where Rules 46.4.6(g) and 46.4.7(f) is relevant, the Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of the Resource Management Act 1991.	1.6-46.6 Non-Notification of Applications	Reject
31020	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited	31020.8	Oppose	That 46.3.3 be amended to add a new provision as follows: Advice Note: 46.3.3.X New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP34:2001") Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP34:2001") is mandatory under the Electricity Act 1992. All activities, such as buildings, earthworks and conductive fences regulated by NZECP34: 2001, including any activities that are otherwise permitted by the District Plan must comply with this legislation. To assist plan users in complying with NZECP 34(2001), the major distribution components of the Aurora network (the Electricity sub-transmission infrastructure and Significant electricity distribution infrastructure) are shown on the Planning Maps. For the balance of Aurora's network plan users are advised to consult with Aurora's network maps at www.auroraenergy.co.nz or contact Aurora for advice.	1.3-46.3 Other Provisions and Rules	Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.1	Oppose	That Chapter 46 (Rural Visitor Zone) be rejected.		Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.2	Oppose	That the submitter's land at 707 Wanaka Luggate Highway comprising approximately 322 hectares (legally identified as Sec 65 BLK IV Lower Wanaka SD, Pt Sec 64 BLK IV Lower Wanaka SD, Sec 67 BLK IV Lower Wanaka SD, Sec 66 BLK IV Lower Wanaka SD, Sec 1 BLK II Lower Wanaka SD) located between the Clutha River and Wanaka Luggate Highway/State Highway 6 be re-zoned from Rural Zone to Rural Visitor Zone.		Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.3	Oppose	That 46.1 (Rural Visitor Zone Purpose) be amended as follows: The Rural Visitor Zone provides for visitor industry activities to occur in locations that can absorb the effects of development without compromising landscape values within the District's rural land resource. By providing for visitor industry activities, the Zone recognises the contribution that the visitor industry, associated services and facilities make to the economic and recreational values of the District. The primary method of managing land use and development will be directing sensitive and sympathetic development to where the landscape can accommodate change, and the adverse effects on landscape values from land use and development will be cumulatively minor. The design and mitigation of buildings and development are secondary factors in the role of landscape management that will contribute toward ensuring buildings are not visually dominant over rural open space and are integrated into the landscape. The principal activities in the Zone are visitor accommodation and related ancillary commercial activities, commercial recreation and recreation activities. Residential activity is not anticipated in the more sensitive Outstanding Natural Landscapes within the Zone with the exception being for onsite staff accommodation (including staff related to construction of the facilities within the zone) ancillary to commercial recreation and visitor accommodation activities.	1.1-46.1 Purpose	Accept in part
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.4	Oppose	That Objective 46.2.1 be amended as follows: Visitor accommodation, commercial recreation and ancillary commercial activities within appropriate locations to a scale that maintain or enhances the District's landscape values.	1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial activities	Accept in part
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.5	Oppose	That Policy 46.2.1.1 be amended as follows: Provide for innovative and appropriately located and designed visitor accommodation, including ancillary commercial activities and onsite staff accommodation, recreation and commercial recreation activities where landscape values will be maintained or enhanced.	1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial activities	Accept in part
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.6	Oppose	That Policy 46.2.1.2 be amended as follows: Provide for tourism related activities within appropriate locations in the Zone where they enable people to access and appreciate the District's attractions, provided that landscape quality, character, visual amenity values and nature conservation values are maintained or enhanced.	1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial activities	Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.7	Support	That Policy 46.2.1.3 be retained as notified.	1.2.1-46.2.1 Objective - Visitor accommodation,	Accept

31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.8	Oppose	That Policy 46.2.1.4 be amended as follows: Recognise the remote location of some of the District's Rural Visitor Zones and the need for visitor industry activities to be self-reliant by providing for services or facilities that are directly associated with, and ancillary to visitor accommodation activities, including construction of facilities themselves and onsite staff accommodation.	1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial activities	Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.9	Support	That Policy 46.2.1.5 be retained as notified.	1.2.2-46.2.2 Objective - Buildings and	Accept
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.10	Oppose	That Policy 46.2.1.6 be amended as follows: Ensure that any land use or development not otherwise anticipated in the Zone, protects or enhances landscape values and nature conservation values relative to the landscape classification of each Rural Visitor Zone.	1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related use are enabled wh	Accept in part
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.11	Oppose	That Policy 46.2.1.7 be amended as follows: Avoid residential activity within Outstanding Natural Landscapes with the exception of enabling onsite staff accommodation ancillary to commercial recreation and visitor accommodation activities and the construction of facilities.	1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial activities	Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.12	Oppose	That a new objective be added as follows: 46.2.X Objective - Within the Cobridge Rural Visitor Zone, provide for rural visitor activity to be established in locations that do not conflict with Wanaka Airport Activities.	1.2-46.2 Objectives and Policies	Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.13	Oppose	That a new Policy be added as follows: 46.2.X.1 Provide for rural visitor activity while: a. providing for and consolidating buildings within the Corbridge Rural Visitor Zone in locations that will not conflict with Wanaka Airport Activity, including suitably locating activities that may otherwise conflict with Wanaka Airport's Outer Control Boundary. b. encouraging activity types that will compliment activities or demands generated by Wanaka Airport activities. c. Ensuring that adequate residential activities and staff accommodation is provided so that growth associated with the development of the zone does not exacerbate the shortage of housing supply in Wanaka.	1.2-46.2 Objectives and Policies	Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.14	Oppose	That Objective 46.2.2 be amended as follows: Buildings and development that have a visitor industry related use are enabled where landscape character and visual amenity values are appropriately maintained or enhanced relative to the landscape classification of each Rural Visitor Zone.	1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related use are enabled wh	Accept in part
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.15	Oppose	That the opening text of Policy 46.2.2.1 be amended as follows: Protect the landscape values of the Zone and the surrounding Rural Zone landscapes by: (...)	1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related use are enabled wh	Accept in part
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.16	Oppose	That the opening text of Policy 46.2.2.2 be amended as follows: Land use and development, in particular buildings, shall maintain or enhance the landscape character and visual amenity values of the Rural Visitor Zone and surrounding landscapes by: (...)	1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related use are enabled wh	Accept in part
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.17	Oppose	That a new rule be added as 46.4.X to make any activity not in accordance with the Corbridge Structure Plan a Non-Complying activity.	1.4-46.4 Rules - Activities	Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.18	Oppose	That Rule 46.4.5 be amended to make Informal Airports within the Corbridge Rural Visitor Zone a Non-Complying Activity.	1.4-46.4 Rules - Activities	Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.19	Oppose	That a new rule 46.4.X be added into Table 46.4 which makes Residential Activity not provided for by Rules 46.4.2 and 46.4.3 but located in accordance with the Corbridge Structure Plan a Restricted Discretionary activity, with discretion being restricted to the relationship of the proposed residential activity with surrounding rural visitor activities. And, amend rule 46.4.13 to provide an exception to the new rule proposed above.	1.4-46.4 Rules - Activities	Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.20	Oppose	That a new rule be added as 46.5.1.X to 46.5.1 to provide for a maximum building height within the Hotel area of the Corbridge Structure Plan, with a non-complying activity status if breached.	1.5-46.5 Rules - Standards	Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.21	Oppose	That a new rule be added as 46.5.1.X to 46.5.1 to provide for a maximum building height within the visitor accommodation area of the Corbridge Structure Plan to be 12m, with a non-complying activity status if breached.	1.5-46.5 Rules - Standards	Reject

31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.22	Oppose	That Rule 46.5.3 be amended to provide for a maximum ground floor area within the Hotel area of the Corbridge Structure Plan to be 1000m ² , with a restricted discretionary status if breached with the same matters of discretion as currently listed by Rule 46.5.3.	1.5-46.5 Rules - Standards	Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.23	Oppose	That Rule 46.5.4 be amended as follows: Setback of buildings from natural waterbodies (...)	1.5-46.5 Rules - Standards	Reject
31021	McLachlan	Derek	Corbridge Estates Limited Partnership		31021.24	Oppose	That a final Corbridge Structure Plan be inserted into Chapter 46 Rural Visitor Zone.		Reject
31022	Gardner-Hopkins	James	JGH Barrister	Malaghans Investments Limited	31022.1	Oppose	That Lot 1 DP 19171 and Lot 2 DP 19171 totaling approximately 11.9 hectares located on the right of Skippers Road approximately 9.8 km from the intersection of Skippers Road and Coronet Peak Road be included within the Rural Visitor Zone and the previous zoning and overlays be removed.		Reject
31022	Gardner-Hopkins	James	JGH Barrister	Malaghans Investments Limited	31022.2	Oppose	That Chapter 46 (Rural Visitor Zone) be adopted given that amendments sought in this submission or issues raised in this submission are made.		Accept in part
31022	Gardner-Hopkins	James	JGH Barrister	Malaghans Investments Limited	31022.3	Oppose	That a new Rule 46.5.1.3 be added to increase the permissible building height from 6 m to 8 m.	1.5-46.5 Rules - Standards	Reject
31022	Gardner-Hopkins	James	JGH Barrister	Malaghans Investments Limited	31022.4	Oppose	That any other additional or consequential relief, including but not limited to the maps, issues, objectives, policies, rules, discretion, assessment criteria and explanations that will fully give effect to the matters raised in this submission be made.		Reject
31023	Vincent	Nicolle	BECA	Fire and Emergency New Zealand	31023.3	Support	That rule 46.4.6 be retained as notified.	1.4-46.4 Rules - Activities	Accept in part
31023	Vincent	Nicolle	BECA	Fire and Emergency New Zealand	31023.4	Oppose	That a new rule be added as follows: 46.4.X Emergency Service Facilities Activity Status: Controlled Activity Control is reserved to: a. Vehicle maneuvering, parking and access, safety and efficiency; b. Location, design and external appearance of buildings; c. Locational, functional and operational requirements; d. Community safety and resilience; e. Landscaping	1.4-46.4 Rules - Activities	Reject
31023	Vincent	Nicolle	BECA	Fire and Emergency New Zealand	31023.5	Oppose	That Rule 46.5.1.1 be amended as follows: The maximum height of buildings shall be 6m (except for emergency services as 7m).	1.5-46.5 Rules - Standards	Reject
31023	Vincent	Nicolle	BECA	Fire and Emergency New Zealand	31023.6	Oppose	That rule 46.5.1.2 be amended as follows: Within the Water Transport Infrastructure Overlay identified on the District Plan maps the maximum height of buildings shall be 4m (Except for emergency services as 7m).	1.5-46.5 Rules - Standards	Reject
31023	Vincent	Nicolle	BECA	Fire and Emergency New Zealand	31023.7	Support	That Rule 46.5.7 be retained as notified.	1.5-46.5 Rules - Standards	Accept in part
31024	Day	Matthew	Wayfare	Wayfare	31024.1	Oppose	That the Operative District Plan provisions as they relate to Walter Peak Rural Visitor Zone (on the land Wayfare sought to be rezoned Rural Visitor Zone under its submissions on the Proposed District Plan Stage 1) be retained, or Amend the Rural Visitor Zone provisions as they relate to Walter Peak so that they have materially the same effect as the Operative District Plan provisions; or Withdraw Walter Peak from the proposed Rural Visitor Zone provisions and engage with Wayfare to develop a bespoke regime for the area, potentially including a new zone (the "Walter Peak Tourism Zone"); Redraft the provisions applying to the Walter Peak Rural Visitor Zone, or redraft as a bespoke Walter Peak Tourism Zone to achieve outcomes which generally: i) Reinforce the appropriateness of setting aside the Walter Peak land for tourism development, including as part of the anticipated environmental outcomes for the District ii) Protect the existing tourism and transport facilities to and at Walter Peak, and enable their expansion and diversification iii) Enable tourism development including any ancillary activities iv) Enable residential development v) Encourage the restoration and enhancement of indigenous vegetation vi) Promote development which supports and enables the restoration and enhancement of indigenous vegetation vii) Permit of control the location and design of buildings, with discretion restricted only to buildings located along the lakefront (excluding Beach Bay) viii) Permit the use and ongoing development of trails ix) Control earthworks above permitted activity thresholds x) Permit commercial recreation xi) Permit visitor accommodation and hospitality xii) Permit residential visitor accommodation xiii) Permit industrial activity that is ancillary to permitted activities xiv) Permit staff/worker accommodation xv) Permit residential development xvi) Permit farming, maintenance, landscaping xvii) Permit works associated with natural hazard mitigation xviii) Permit or control utilities and electricity generation activities xix) Enable water transport activities and infrastructure in Beach Bay that is integrated with land use development within the Rural Visitor Zone xx) Exclude/exempt activities within the Walter Peak Rural Visitor Zone from having to conform to the standards in the District Wide Chapters. Include appropriate bespoke provisions to the Walter Peak Rural Visitor Zone where necessary. xxi) Do not include any prohibited or non-complying activities within the Walter Peak Rural Visitor Zone xxii) Include a non-notification provision so that applications for resource consent will not be publicly notified or served on affected parties.		Reject
31024	Day	Matthew	Wayfare	Wayfare	31024.2	Oppose	That the Outstanding Natural Landscape classification in Walter Peak Rural Visitor Zone be removed, or clarify that the Outstanding Natural Landscape provisions do not apply to the Rural Visitor Zone.		Reject
31024	Day	Matthew	Wayfare	Wayfare	31024.3	Support	That the provisions which apply to the Water Transport Infrastructure Overlay be retained as notified.		Accept
31024	Day	Matthew	Wayfare	Wayfare	31024.4	Oppose	That the Water Transport Infrastructure Overlay be increased so that it applies over the entire Beach Bay area.		Reject
31024	Day	Matthew	Wayfare	Wayfare	31024.5	Oppose	That the Rural Visitor Zone at Walter Peak be extended to include the adjoining legal roads, marginal strip and Beach Bay Reserves.		Reject
31024	Day	Matthew	Wayfare	Wayfare	31024.6	Support	That rule 46.5.6.2 relating to the number of people that can participate in commercial recreation activities, be retained as notified.		Accept
31024	Day	Matthew	Wayfare	Wayfare	31024.7	Oppose	That the strategic provisions be amended if deemed necessary or appropriate, to support the amendments which relate to this submission.		Reject
31024	Day	Matthew	Wayfare	Wayfare	31024.8	Oppose	That any similar, alternative, consequential and/or other relief as necessary to address the issues raised in this submission be made.		Reject

31025	Fallowfield	Morgan	BECA	Ministry of Education	31025.1	Oppose	That a new policy be added as follows: 46.2.1.X Enable educational facilities to establish throughout the Rural Visitor Zone, ensuring that the scale and effects of these activities do not adversely affect visitor accommodation, commercial recreation and ancillary commercial activities.	1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial activities	Reject
31025	Fallowfield	Morgan	BECA	Ministry of Education	31025.2	Oppose	That a new activity be added to Table 46.4 be added as follows: 46.4.X Educational Facilities: Restricted Discretionary Council's discretion shall be restricted to the following matters: 1. The extent to which it is necessary to locate the activity within the Rural Visitor Zone. 2. Reverse sensitivity effects of adjacent activities. 3. The extent to which the activity may adversely impact on the transport network. 4. The extent to which the activity may adversely impact on the streetscape. 5. The extent to which the activity may adversely impact on the noise environment.	1.4-46.4 Rules - Activities	Reject
31025	Fallowfield	Morgan	BECA	Ministry of Education	31025.3	Oppose	That any consequential changes to provisions to give effect to the relief sought in the submission be provided.		Reject
31030	byrch	christine			31030.1	Oppose	That the purpose of the Rural Visitor Zone be written more clearly.		Accept
31030	byrch	christine			31030.2	Oppose	That 46.5.7 (Informal Airports) be amended so that the activity status for non compliance is non-complying.	1.5-46.5 Rules - Standards	Reject
31030	byrch	christine			31030.3	Oppose	That the Proposed District Plan stipulates restrictions on the extent of the Rural Visitor Zone.		Accept
31030	byrch	christine			31030.4	Oppose	That the Proposed District Plan provide clear guidelines describing what areas (if any) are suitable for the Rural Visitor Zone.		Accept
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.1	Oppose	That the Rural Visitor Zone be applied to the submitter's land at 569 Glenorchy-Queenstown Road (Lot 2 DP 27037 and Section 1-2 Survey Office Plan 434205). This site has an area of 3.6 hectares, is located on the southern side of Glenorchy-Queenstown Road and is approximately 8 km west of the centre of Queenstown.		Accept
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.2	Support	That 46.1 is retained as notified.	1.1-46.1 Purpose	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.3	Support	That Objective 46.2.1 be retained as notified.	1.2.1-46.2.1 Objective - Visitor accommodation,	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.4	Support	That Policy 46.2.1.1 be retained as notified.	1.2.1-46.2.1 Objective - Visitor accommodation,	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.5	Support	That Policy 46.2.1.2 be retained as notified.	1.2.1-46.2.1 Objective - Visitor accommodation,	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.6	Support	That Policy 46.2.1.3 be retained as notified.	1.2.1-46.2.1 Objective - Visitor accommodation,	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.7	Support	That Policy 46.2.1.4 be retained as notified.	1.2.1-46.2.1 Objective - Visitor accommodation,	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.8	Support	That Policy 46.2.1.5 be retained as notified.	1.2.1-46.2.1 Objective - Visitor accommodation,	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.9	Support	That Policy 46.2.1.6 be retained as notified.	1.2.1-46.2.1 Objective - Visitor accommodation,	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.10	Support	That Policy 46.2.1.7 be retained as notified.	1.2.1-46.2.1 Objective - Visitor accommodation,	Accept
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.11	Support	That Objective 46.2.2 be retained as notified.	1.2.2-46.2.2 Objective - Buildings and	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.12	Support	That Policy 46.2.2.1 be retained as notified.	1.2.2-46.2.2 Objective - Buildings and	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.13	Support	That Policy 46.2.2.2 be retained as notified.	1.2.2-46.2.2 Objective - Buildings and	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.14	Support	That Policy 46.2.2.3 be retained as notified.	1.2.2-46.2.2 Objective - Buildings and	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.15	Support	That Policy 46.2.2.4 be retained as notified.	1.2.2-46.2.2 Objective - Buildings and	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.16	Support	That Policy 46.2.2.5 be retained as notified.	1.2.2-46.2.2 Objective - Buildings and	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.17	Support	That Rule 46.4.2 be retained as notified.	1.4-46.4 Rules - Activities	Accept
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.18	Support	That Rule 46.4.6 be retained as notified.	1.4-46.4 Rules - Activities	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.19	Support	That Rule 46.4.12 be retained as notified.	1.4-46.4 Rules - Activities	Accept
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.20	Support	That Rule 46.5.1 be retained as notified.	1.5-46.5 Rules - Standards	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.21	Support	That Rule 46.5.2 be retained as notified.	1.5-46.5 Rules - Standards	Accept in part
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.22	Support	That Rule 46.5.5 be retained as notified.	1.5-46.5 Rules - Standards	Accept
31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.23	Support	That Rule 46.6 be retained as notified.	1.6-46.6 Non-Notification of Applications	Accept

31033	Freeman	Scott	Southern Planning Group	Matakauri Lodge Limited	31033.24	Oppose	That further or consequential or alternative amendments necessary to give effect to the submission be provided.		Accept
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.1	Support	That Policy 46.2.2.1 be retained as notified.	1.2.2-46.2.2 Objective - Buildings and	Accept in part
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.2	Support	That Policy 46.2.2.3 be retained as notified.	1.2.2-46.2.2 Objective - Buildings and	Accept in part
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.3	Support	That Policy 46.2.2.4 be retained as notified.	1.2.2-46.2.2 Objective - Buildings and	Accept
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.4	Support	That Rule 46.4.10 be retained as notified.	1.4-46.4 Rules - Activities	Accept
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.5	Support	That Rule 46.4.11 be retained as notified.	1.4-46.4 Rules - Activities	Accept
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.6	Oppose	That the words "Except for the Arcadia Rural Visitor Zone" are inserted at the start of Rule 46.5.6.1.	1.5-46.5 Rules - Standards	Reject
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.7	Oppose	That Rule 46.5.6.1 be amended as follows: the word 'and' be deleted from the end of matter of discretion (d), the word 'and' be added to the end of matter of discretion (e), a new matter of discretion be added as (f) as follows 'effects on nearby recreation use and amenity values'.	1.5-46.5 Rules - Standards	Reject
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.8	Oppose	That an additional Rule 46.5.8 be added as follows: 'Commercial Recreation Activity in the Arcadia Rural Visitor Zone must meet the standards described in Rule 21.9.1' with a Discretionary non-compliance status.	1.5-46.5 Rules - Standards	Reject
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.9	Oppose	That Rule 46.5.7 be amended as follows: Informal Airports: Other than in the case of informal airports for emergency landings, rescues, firefighting and activities ancillary to farming Activities, Informal Airports shall not exceed 15 flights per week except for the Arcadia Rural Visitor Zone. Within the Arcadia Rural Visitor Zone, informal airports must meet the standards in Rule 21.10.2. Note: For the purposes of this Rule a flight includes two aircraft movements (i.e. an arrival and departure). Non-compliance status: Discretionary.	1.5-46.5 Rules - Standards	Reject
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.10	Oppose	That Rule 46.6(d) is amended to read as follows: 'Rules 46.5.6 and 46.5.8 commercial recreational activities.'	1.6-46.6 Non-Notification of Applications	Reject
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.11	Oppose	That Rule 46.6 is amended to add an additional provision as follows 'e. Rule 46.5.7 informal airports.'	1.6-46.6 Non-Notification of Applications	Reject
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.12	Support	That the intent of the notified Rural Visitor Zone to provide more control over the type of development that may occur within the Zone be retained as notified.		Accept
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.13	Oppose	That consideration be given to the impacts of development and commercial recreation activities with large groups close to the wilderness reserve near the Arcadia Rural Visitor Zone.		Accept
31034	Paragreen	Nigel	Otago Fish and Game Council	Otago Fish and Game Council	31034.14	Support	That the mapping of the Rural Visitor Zone High Landscape Sensitivity Area and Moderate-High Landscape Sensitivity Area be retained as notified.		Accept
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.1	Oppose	That the Wakatipu Basin Rural Amenity Zone over the submitter's land on the south-western side of Morven Ferry Road, Arrow Junction, approximately 750m north or the Kawarau River, containing Lots 2 - 4 DP 397602 with a land area of approximately 67.9ha be rejected.		Reject
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.2	Oppose	That the submitter's land at Morven Ferry Road, Arrow Junction, approximately 750m north or the Kawarau River, containing Lots 2 - 4 DP 397602 with a land area of approximately 67.9ha be rezoned Rural Visitor Zone with sub-zones 'Morven Ferry Rural Visitor Zone A' and 'Morven Ferry Rural Visitor Zone B' or that the submitter's land is rezoned to the Operative District Plan Rural Visitor Zone with the sub-zones 'Morven Ferry Rural Visitor Zone A' and 'Morven Ferry Rural Visitor Zone B'.		Reject
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.3	Oppose	That all of the amendments sought to the Operative District Plan Rural Visitor Zone specific to the Morven Ferry Rural Visitor Zones set out in the submitter's submission on Stage 1 of the Proposed District Plan Review be implemented.		Reject
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and	31035.4	Oppose	That alternative, consequential, or necessary additional relief to give effect to this submission be provided.		Accept in part
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.5	Oppose	That 46.1 be amended to make reference to Rural Visitor Zones outside of Outstanding Natural Landscapes, such as by reference to the Morven Ferry Rural Visitor Zones within the Wakatipu Basin.	1.1-46.1 Purpose	Accept
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.6	Oppose	That Objective 46.2.1 be amended to make reference to Rural Visitor Zones outside of Outstanding Natural Landscapes, such as by reference to the Morven Ferry Rural Visitor Zones within the Wakatipu Basin.	1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial activities	Accept

31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.7	Oppose	That Policy 46.2.1.1 be amended to make reference to Rural Visitor Zones outside of Outstanding Natural Landscapes, such as by reference to the Morven Ferry Rural Visitor Zones within the Wakatipu Basin.	1.2.1-46.2.1 Objective - Visitor accommodation, commercial recreation and ancillary commercial activities	Accept
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.8	Oppose	That Policy 46.2.2.1 be amended to make reference to Rural Visitor Zones outside of Outstanding Natural Landscapes, such as by reference to the Morven Ferry Rural Visitor Zones within the Wakatipu Basin.	1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related use are enabled wh	Accept
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.9	Oppose	That Policy 46.2.2.2 be amended to make reference to Rural Visitor Zones outside of Outstanding Natural Landscapes, such as by reference to the Morven Ferry Rural Visitor Zones within the Wakatipu Basin.	1.2.2-46.2.2 Objective - Buildings and development that have a visitor industry related use are enabled wh	Accept
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.10	Oppose	That Rule 46.4.7 be amended to include the following text: The rule does not apply to the Morven Ferry Rural Visitor Zones. Farm Buildings in the Morven Ferry Rural Visitor Zones are permitted.	1.4-46.4 Rules - Activities	Reject
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.11	Oppose	That a new rule be inserted in Table 46.4 as 46.4.x which provides for 'Commercial activities in the Morven Ferry Rural Visitor Zones' as a restricted discretionary activity.	1.4-46.4 Rules - Activities	Reject
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.12	Oppose	That a new rule be inserted in Table 46.4 as 46.4.xx that provides for 'Residential activities in the Morven Ferry Rural Visitor Zones' as a discretionary activity.	1.4-46.4 Rules - Activities	Reject
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.13	Oppose	That Rule 46.4.13 be amended to read as follows: Residential activity except as provided for in Rules 46.4.2, 46.4.3 and 46.4.xx.	1.4-46.4 Rules - Activities	Reject
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.14	Oppose	That Rule 46.4.14 be amended to read as follows: Commercial, retail or service activities except as provided for in Rules 46.4.2, 46.4.3 and 46.4.x.	1.4-46.4 Rules - Activities	Reject
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.15	Oppose	That Rule 46.5.1 be amended to include an additional limb as follows: 46.5.1.3: The maximum height of buildings in the Morven Ferry Rural Visitor Zone shall be 8m, except for agricultural and viticultural buildings where the maximum height of buildings shall be 10m. Non compliance status: Non complying.	1.5-46.5 Rules - Standards	Reject
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.16	Oppose	That Rule 46.5.2 be amended to read as follows: 46.5.2.1 The maximum ground floor area of any building shall be 500m ² . ; 46.5.2.2 The maximum ground floor area of any building in the Morven Ferry Rural Visitor Zone A shall be 1500m ² . ; 46.5.2.3 The maximum ground floor area of any building in the Morven Ferry Rural Visitor Zone B shall be 3000m ² .	1.5-46.5 Rules - Standards	Reject
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.17	Oppose	That a new rule be inserted into Table 46.5 as 46.5.x to read as follows: Setback from Roads Buildings shall be setback a minimum of 35m from Morven Ferry Road. Non compliance: Restricted Discretionary with discretion restricted to: a. Nature and scale; b. Reverse Sensitivity effects; and c. Functional need for buildings to be located within the setback.	1.5-46.5 Rules - Standards	Reject
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.18	Oppose	That Rule 25.5.5 be amended to provide an exception for the Morven Ferry Road Visitor Zones.	1.7-Variation to Earthworks Chapter 25:	Reject
31035	Robb	Vanessa	Anderson Lloyd	Barnhill Corporate Trustee Limited and DE, ME Bunn & LA Green	31035.19	Oppose	That Rule 25.5.6 be amended to include the Morven Ferry Rural Visitor Zones.	1.7-Variation to Earthworks Chapter 25:	Reject
31037	Gardner-Hopkins	James	JGH Barrister	Gibbston Valley Station Limited	31037.1	Oppose	That part of the submitter's site (Gibbston Valley Station, Lot 4 DP 27586), having an approximate area of 160 hectares, located south of Gibbston Valley Road and accessed off Resta Road as shown in Annexure A to the submission be rezoned to Rural Visitor Zone.		Accept in part
31037	Gardner-Hopkins	James	JGH Barrister	Gibbston Valley Station Limited	31037.2	Support	That Chapter 46 (Rural Visitor Zone) be retained as notified.		Accept in part
31037	Gardner-Hopkins	James	JGH Barrister	Gibbston Valley Station Limited	31037.3	Oppose	That any other additional or consequential changes be made to the Proposed District Plan that will fully give effect to the matters raised in the submission.		Accept

31039	Henderson	Dave		Cardona Cattle Company Limited	31039.1	Oppose	That 3207 Gibbston Highway, being Lot 8 DP 402448, with an area of 113.4ha, located at Victoria Flats, Gibbston on the western side of the Kawarau River, is rezoned to Rural Visitor Zone.		Reject
31039	Henderson	Dave		Cardona Cattle Company Limited	31039.2	Oppose	That Chapter 46 is adopted subject to the amendments sought to include part of Lot 8 DP 402448 within the Rural Visitor Zone in submission 31039.1.		Accept in part
31039	Henderson	Dave		Cardona Cattle Company Limited	31039.3	Oppose	That any additional relief to give effect to the matters raised in the submission is given.		Reject
31043	Burdon	Richard and Sarah		Glen Dene Limited, Glen Dene holdings ltd and Richard and Sarah Burdon	31043.1	Oppose	That the property 1208 & 1905 Makarora - Lake Hawea Road (SH6), being the Lake Hawea Holiday Park located on the south-western shore of Lake Hawea, made up of Lots 1 DP 418972 (1.39ha), Lot 2 DP 418972 (5.56ha) and Sec 2 Block II Lower Hawea Survey District SO 13368 (15.68ha) be rezoned to Rural Visitor Zone.		Reject
31043	Burdon	Richard and Sarah		Glen Dene Limited, Glen Dene holdings ltd and Richard and Sarah Burdon	31043.2	Oppose	That should Lake Hawea Holiday Park, 1208 & 1905 Makarora - Lake Hawea Road (SH6), being Lots 1 & 2 DP 418972 and Sec 2 Block II Lower Survey District SO 13368, be rezoned Rural Visitor Zone, that specific rules are sought for alternative height controls, with an 8 metre height control for land close to the hill and 5.5 metres for land closer to the lake as shown in the 'Proposed Height Areas' map attached to submission 31043.		Reject
31045	Ibbotson	Russel		Albert Town Village Holdings Ltd	31045.1	Oppose	That Lot 1 DP 388147, that has an area of 0.49 hectares, located on the corner of Albert Town - Lake Hawea Road and Templeton Street, is rezoned to allow for commercial/visitor accommodation activities.		Reject
31053	Giddens	Brett	Town Planning Group Ltd	John & Jill Blennerhassett	31053.1	Oppose	That the approximately 34.4 hectare site at 280 Wanaka-Mt Aspiring Road, West Wanaka, commonly referred to as 'Barn Pinch Farm' and 'The Olive Grove', legally described as Lot 1 DP 367753, be re-zoned Rural Visitor Zone.		Reject
31053	Giddens	Brett	Town Planning Group Ltd	John & Jill Blennerhassett	31053.2	Oppose	That Chapter 46 is adopted subject to the amendments sought in the submission.		Accept in part
31053	Giddens	Brett	Town Planning Group Ltd	John & Jill Blennerhassett	31053.3	Oppose	That the policy and rule framework of Chapter 46 be amended to provide for residential activity alongside visitor accommodation activities within the Rural Visitor Zone.		Reject
31053	Giddens	Brett	Town Planning Group Ltd	John & Jill Blennerhassett	31053.4	Oppose	That the provisions of Chapter 46 be amended so that rural land that is not within an Outstanding Natural Landscape is provided for within the Rural Visitor Zone.		Accept
31053	Giddens	Brett	Town Planning Group Ltd	John & Jill Blennerhassett	31053.5	Oppose	That any additional changes are made to give effect to the matters raised in the submission.		Accept in part

Original Submission No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Planner Recommendation
OS31074.1	Vanessa	Robb	Anderson Lloyd	Lloyd James Veint	1-46 Rural Visitor Zone	Oppose	That the provisions of Chapter 35 be amended to be more enabling of temporary filming activities in the Arcadia RVZ, to the same extent that temporary filming activities are enabled in the Rural Zone.	Accept
OS31074.2	Vanessa	Robb	Anderson Lloyd	Lloyd James Veint	1-46 Rural Visitor Zone	Oppose	That Rule 35.4.7(a) be amended so that the permitted number of persons participating in temporary filming activities at any one time is increased from 50 to 200 for the Arcadia RVZ:	Accept
OS31074.3	Vanessa	Robb	Anderson Lloyd	Lloyd James Veint	1-46 Rural Visitor Zone	Oppose	That Rule 35.4.7(b) and/or (c) be amended so that the limit on the duration of temporary filming activities in the Arcadia RVZ is as permissive as for the Rural Zone	Accept
OS31074.4	Vanessa	Robb	Anderson Lloyd	Lloyd James Veint	1-46 Rural Visitor Zone	Oppose	That Rule 35.4.7(e) be amended to allow for the use of land as an informal airport as part of a filming activity in the Arcadia RVZ.	Accept
OS31074.5	Vanessa	Robb	Anderson Lloyd	Lloyd James Veint	1-46 Rural Visitor Zone	Oppose	For alternative, consequential, or necessary additional relief to promote and encourage temporary filming activities in the Arcadia RVZ where effects on landscape are appropriately mitigated, or to otherwise give effect to the matters raised generally in this submission.	Accept
OS31075.1	Chris	Streat		Arthurs Point Protection Society Inc (APPS)	3- Variations to Chapter 38,36,29 Open Space and Recreation Zone > 3.2-VARIATION TO CHAPTER 36 NOISE	Oppose	That in the Rural Visitor Zone at Arthurs Point, retain the current 50 DbA Leq 15 minutes noise standard, rather than the 50 Ldn noise standard for helicopters.	Reject
OS31075.2	Chris	Streat		Arthurs Point Protection Society Inc (APPS)	4-Arthurs Point Rural Visitor Zone Review	Oppose	That in the Arthurs Point Rural Visitor Zone, informal airports be made a non-complying activity, with the removal of 15 flights per week as a permitted activity.	Reject

APPENDIX D

LIST OF RELIEF SOUGHT BY SUBMITTERS THAT IS CONSIDERED NOT WITHIN SCOPE

Submission	Out of scope relief	Reason
<p>31022 Malaghans Investments Limited and 31037 Gibbston Valley Station</p> <p>(Supplementary legal submissions 5 August 2020)</p>	New paragraph added to zone purpose re structure plans	The provisions apply to the RVZ generally, whereas the relief in the submission is site-specific.
	New Policy 46.2.2.8 related to structure plans	
	New standard 46.5.10 related to structure plans	
	Amend Policy 46.2.1.7 to add 180 days residential	The relief goes beyond what was sought in the submission and is not related to applying the notified RVZ to the site.
	New permitted rule for residential activity up to 180 nights, and exception to non-complying residential rule	
	Addition of structure plans to Chapter 46	The inclusion of the structure plans are only in scope to the extent they are related to the application of the notified RVZ to the site. To the extent they identify landscape sensitivity areas, there is scope to include them within Chapter 46. A change to activity status for subdivision, through the inclusion of a structure plan in Chapter 46 and/or Chapter 27, is not part of the original relief sought and goes beyond the scope of the submission.
	Addition of structure plans to Chapter 27	
The addition of an objective and policy related to structure plans in Chapter 27		
<p>31021 Corbridge Estates Limited Partnership</p> <p>(Submissions of counsel in response to questions 13 August 2020)</p>	Permitted residential activity in Area AA1	The submission sought restricted discretionary activity status for residential activity that is not onsite staff accommodation. The notified RVZ sets non-complying activity status. The underlying Rural Zone has permitted status only on an approved building platform, and there is no equivalent requirement for an approved building platform.
	Permitted commercial recreation activities without standard controlling group size	The submission did not seek this specific relief. Group size is limited in both the notified RVZ and the underlying Rural Zone.
	Controlled activity rule for Licensed premises	The submission did not seek this specific relief. There is no equivalent rule in the notified RVZ or the underlying Rural Zone.
	Removal of the standards relating to glare and setback of buildings from waterbodies	The submission did not seek removal of these standards, and both the notified RVZ and underlying Rural Zone include these standards.
	46.8.13 buildings size of 1000m ² in Area AA3	The submission sought a 1000m ² GFA for the hotel area only. Area AA3 does not overlap with the hotel area on the submission structure plan. The GFA in both the notified RVZ and underlying Rural Zone is 500m ² , so there is no scope for 1000m ² in area AA3.

APPENDIX E

RELEVANT STRATEGIC OBJECTIVES AND POLICIES TO REZONING APPEALS

APPENDIX F

SECTION 32AA ASSESSMENT

1. INTRODUCTION

- 1.1 This s32AA assessment relates to the changes to the RVZ objectives recommended in **Appendix A**. It also relates to two sets of changes to provisions: the changes to the policies recommended in **Appendix A**, and the change recommended to allow the application of the zone across the rural landscapes of the District, meaning within the ONL (notified sites and any additional sites) and to landscapes that are not ONL.

2. EVALUATION OF PROPOSED OBJECTIVES

- 2.1 Section 32(1)(a) requires an examination of the extent to which the proposed objectives are the most appropriate way to achieve the purpose of the Act. Section 32AA(1)(a) requires this assessment to be applied to the changes made to the objective since the original s32 assessment was undertaken. The changes proposed to Objective 46.2.1 are set out below:

Objective – Visitor accommodation, commercial recreation and ancillary commercial activities ~~within appropriate~~ occur at a limited scale and intensity in locations that ~~maintain or enhance the values of~~ enable access to the District’s landscapes where:

- a. the protection of the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes is achieved, and
- b. in areas not within Outstanding Natural Features or Outstanding Natural Landscapes, the maintenance of landscape character, and the maintenance or enhancement of visual amenity values is achieved.

- 2.2 The addition of ‘limited scale and intensity’ to the Objective ensures an important aspect identified in the RVZ Purpose Statement is given weight by including it in the objective. Limiting the scale and intensity is an important means of managing impacts on landscape, and the zone policies and rules carry this out. Other changes to the Objective provide more specific direction than the original ‘within appropriate locations’ by referencing ‘access to the District’s landscapes’ and strengthening the landscape tests that need to be met by the location.

- 2.3 The changes to Objective 46.2.2 are set out below:

Objective – Buildings and development that have a visitor industry related use are ~~enabled where landscape character and visual amenity values are maintained or enhanced~~ within the Rural Visitor Zone in areas of lower landscape sensitivity, and where necessary are restricted or avoided to:

- a. protect the landscape values of Outstanding Natural Landscapes, and
- b. maintain the landscape character and maintain or enhance the visual amenity values of rural areas not within Outstanding Natural Features or Outstanding Natural Landscapes.

2.4 The changes bring another important tool in managing effects on landscape, the landscape sensitivity mapping, into the objective. The changes also apply the more specific landscape management tests, and set these out for each landscape category.

2.5 The changes to the two objectives are an appropriate way to achieve the sustainable management purpose of the Act. In this regard, the comments in section 10.1 of the s32 report and paragraphs 4.14 and 4.15 of the s42A report remain relevant to this version of the Objectives. In addition, the changes provide greater direction on the use of location to protect ONLs (in accordance with s6(b) of the RMA), and maintain or enhance the visual amenity values of amenity landscapes (in accordance with s7(c) of the RMA) and direction in the strategic objectives in Chapter 3. The amended objectives better achieve the sustainable management 'balance' of enabling activities that result in social and economic benefits while achieving the landscape outcomes set by the Strategic chapters of the PDP.

3. EVALUATION OF THE PROPOSED PROVISIONS

3.1. The proposed provisions are set out in Appendix A. Section 32(1)(b) of the Act requires an assessment of whether the proposed provisions (policies and methods) are the most appropriate way to achieve the objective or purpose of the proposal. This assessment must:

- identify other reasonably practicable options for achieving the objectives
- assess the efficiency and effectiveness of the provisions in achieving the objectives, including consideration of the benefits and costs anticipated from the implementation of the provisions, and the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.
- summarise the reasons for deciding on the provisions

Reasonably practicable options

3.2. One alternative has been considered for each of the changes. For the changes to the policies, the alternative considered is not making the changes. For the reasons explained in the next section, this option is not considered the most appropriate way to achieve the objectives.

3.3. For the change of applying the RVZ within rural landscapes across the District, the status quo is the alternative considered, which is four sites zoned RVZ and relying on the resource consent pathway provided in the other PDP rural zones.

- 3.4. The resource consent pathway under the other PDP rural zones is not as direct a means of achieving the Strategic objectives and policies as applying a spot zone. In the Rural Zone, for example, resource consents for visitor accommodation and commercial recreation activities would generally be discretionary activities, whereas the alternative landscape management framework provided by the RVZ means the same activities would have controlled status in the RVZ. Providing a level of controlled activity development within specific areas identified as RVZ is a more direct and certain way to achieve strategic objectives and policies related to landscape management and enabling of visitor industry activities, than a resource consent process.
- 3.5. The following section assesses efficiency and effectiveness.

Appropriateness

3.6. The following table considers the efficiency, effectiveness and overall appropriateness of the amendments proposed to the policies since notification, in accordance with s32AA(1)(a).

Provisions: Policy amendments that provide clarity, strengthen landscape management direction, strengthen direction for assessing discretionary and non-complying activities, and remove reference to ‘remote’		
Costs	Benefits	Efficiency
<p>Economic No change from s32</p> <p>Environmental Residential ‘creep’ from allowing onsite staff accommodation in areas that are not remote.</p> <p>Mitigated by: the requirement for onsite staff accommodation to be ancillary to the activity taking place onsite, limited built form available for onsite staff accommodation, and strong policy direction to avoid other residential activities.</p> <p><i>Overall rating: Low</i></p> <p>Social & Cultural No change from s32</p>	<p>Economic Increased clarity and certainty in policy direction potentially reduces transaction costs at resource consent stage for individual landowners.</p> <p>Flexibility to provide onsite staff accommodation in areas that are not remote for individual landowners.</p> <p><i>Overall rating: Low</i></p> <p>Environmental Improved environmental outcomes for the District through increased clarity and certainty in policy direction on landscape management and assessment of discretionary and non-complying activities.</p> <p><i>Overall rating: Moderate</i></p> <p>Social and Cultural No change from s32</p>	<p>The combined benefits to individuals and the District of the amendments to the policies are assessed as being moderate in scale. The costs to the District are assessed as being low, due to the mitigation measures identified. Overall, the amendments are considered to be efficient as the moderate benefits can be achieved at a low cost.</p>
<p>Effectiveness The proposed changes will better achieve the RVZ objectives by providing clearer direction on how to achieve the landscape management outcomes, and how to manage the nature, scale and intensity of activities and buildings within the Zone. The amendments better support the landscape sensitivity mapping method of managing landscape values. Direction from the Strategic objectives and policies specific to ONLs and landscapes outside ONLs are more clearly articulated. There is no reference to ‘remote’ in the Strategic objectives and policies or the RVZ objectives, and it is unnecessary to effectively achieve the objectives.</p>		

Appropriateness

Overall, having considered the alternative of not making the changes, and efficiency and effectiveness of making them, the amendments are considered to be the most appropriate way to achieve the objectives of the Strategic Chapters of the PDP and of the RVZ.

3.7. The following table considers the efficiency, effectiveness and overall appropriateness of using a spot zone to achieve the objectives of the RVZ and Strategic chapters of the PDP.

Provisions: use of a spot zone that applies across the rural areas of the District		
Costs	Benefits	Efficiency
<p>Economic NA</p> <p>Environmental Degradation of the District’s distinctive landscapes, including through cumulative effects of a high number of zone locations.</p> <p>Mitigated by:</p> <ul style="list-style-type: none"> - Management of the number and location of zones through site-specific consideration at zoning/plan change stage, guided by Strategic objectives and policies and Zone objectives. - Landscape sensitivity mapping that takes account of existing landscape values (ONL/RCL) and focuses development into areas where the landscape can absorb the effects of development. - Zone provisions that limit the scale and intensity, and manage external appearance, of development to that which can be accommodated within the Zone. <p><i>Overall rating: Low</i></p> <p>Social & Cultural</p>	<p>Economic Provides certainty of the locations where economic growth is enabled in the District from visitor industry activities.</p> <p>Increases opportunities for employment within the District.</p> <p>Enables individual landowners to realise economic benefits via a more permissive consenting framework, lowering transaction costs. This benefit is likely to be greater in RCL areas than in ONL areas (see Addendum A)</p> <p>Responds to demand demonstrated by 14 submissions to apply the zone to ‘new’ areas.</p> <p><i>Overall rating: Moderate</i></p> <p>Environmental NA</p> <p>Social and Cultural Provides specific opportunities for people to access a variety of the District’s landscapes.</p>	<p>The combined benefits to individuals and the District of using a spot zone to achieve the objectives are assessed as being moderate in scale. The combined costs to the District are assessed as being low, as the environmental, social and cultural effects are able to be managed through plan provisions and specific consideration at future s32 stage. Overall, the method is considered to be efficient as the moderate benefits can be achieved at a low cost.</p>

<p>Increased development within zoned areas negatively impacting surrounding properties.</p> <p>Mitigated by: consideration of the effects of rezoning proposals at plan change stage under s32 assessment and objectives and policies of Zone and Strategic Chapters.</p> <p><i>Overall rating: Low</i></p>	<p><i>Overall rating: Moderate</i></p>	
<p>Effectiveness</p> <p>Section 3 of the s42A report provides an assessment of the application of the RVZ to areas outside ONLs against the strategic objectives and policies of the PDP. This assessment also demonstrates that the application of the RVZ is able to give effect to those Strategic Objectives, particularly the enabling of visitor industry activities and the protection, maintenance and enhancement directions relating to landscape values. A spot zoning will achieve the objectives of the RVZ by identifying the locations that enable access to the District's landscapes where the values of those landscapes can be managed to meet the relevant landscape tests. It is considered that a spot zoning will be effective at achieving the objectives of the Strategic Chapters of the PDP and the objectives of the RVZ.</p>		
<p>Appropriateness</p> <p>Overall, having considered alternatives and efficiency and effectiveness, the application of a spot zone is considered to be the most appropriate way to achieve the objectives of the Strategic Chapters of the PDP and of the RVZ.</p>		

3.8. Section 32(c) of the RMA requires an assessment of the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions. It is considered that the information about the amendments to the policies and the application of a spot zone across the District is certain and sufficient, and there is no need to assess the risk of acting or not acting.

ADDENDUM A: CONSENT PROCESSING COSTS RESEARCH

At the Hearing, a number of submitters commented on the cost of obtaining resource consents in the Rural Zone. The high costs associated with the resource consent process was given as a reason for submitters seeking the more permissive RVZ rather than pursuing future resource consent applications under the Rural Zone (or similar zone). Council does not hold records on the total cost to an applicant of the resource consent process, in terms of expert fees, but it does hold data on the cost of the processing fees charged to resource consent applicants. This data was analysed to get a better understanding of the scale of the issue identified by the submitters. In addition, an increase or decrease in transaction costs can be either a cost or benefit in the s32 assessment of efficiency and effectiveness of applying the RVZ zone across the District in different landscape categories.

An excel report was generated to capture the consents that have been processed by QLDC in the last 2 financial years (1 July 2018 to 30 June 2020), within the Rural Zone and Gibbston Valley Character Zone. These zones were selected as most of the rezoning requests are within these zones. It is noted that the ODP Rural General regime would also have applied to these consent applications, as the PDP Rural Zones is not yet operative. The landscape classification overlays that apply to the resource consents were identified, including Outstanding Natural Landscapes (ONL), Rural Character Landscapes (RCL) and Outstanding Natural Features (ONF). Applications for discretionary and non-complying resource consents were included. Results for notified applications were separate from the non-notified applications, which made up the bulk of the data. The results are shown in Table 1 below, with a brief analysis following.

Table 1: Average cost of consent processing fees (excl. GST), charged to applicants between 1 June 2018 to 30 June 2020 (rounded to nearest \$10).

Proposed District Plan Zone	Activity status	Notification	Average processing cost
Rural + ONL	Discretionary	Notified	\$13,850
	Discretionary	Non-notified	\$4,800
	Non-complying	Non-notified	\$5,170
Rural + RCL	Discretionary	Notified	\$7,510
	Discretionary	Non-notified	\$6,550
	Restricted Discretionary	Non-notified	\$6,780
	Non-complying	Non-notified	\$7,240
Rural + ONF	Discretionary	Non-notified	\$2140
Rural	Discretionary	Non-notified	\$3180
	Non-complying	Non-notified	\$5180
Gibbston Valley + ONL	Discretionary	Non-notified	\$3,930
Gibbston Valley	Discretionary	Non-notified	\$3,130
	Non-complying	Non-notified	\$9,100

It is apparent from the table that processing fees are higher in the Rural + RCL zone than in the other zones. If it can be assumed that processing fees are generally related to the total cost of a consent process for an applicant, this suggests that the issue of high transaction costs is bigger in the Rural + RCL areas than in the Rural + ONL areas. This provides a reason for the RVZ to be applied within the RCL, as it appears that the benefit of lower transaction costs will be greater in the RCL than in the ONL.

APPENDIX G

VISITOR ACCOMMODATION SIZE RESEARCH

In order to get a general understanding of the number of rooms and overnight visitors that 500m² of visitor accommodation could provide for, a Google search of accommodation available in the Gibbston Valley was undertaken. Gibbston Valley was selected because one of the re-zoning requests is in the Gibbston Valley (Gibbston Valley Station), and it is considered reasonable to assume development on that site would be comparable to other development in the area. Camp Glenorchy was also reviewed, as this was put forward as an example of the type of development that is intended for one of the other RVZ re-zoning sites (Malaghans Investments Limited). Lodge, guesthouse, B&B, and cottage accommodation types were considered, rather than hotel or motel developments, as the 500m² floor area limit, combined with the 6m height limit, suggests it is reasonable to exclude these more substantial types of accommodation from consideration.

The table below sets out the name of the accommodation, the type of room, and the floor area of the room

Name	Room type	Floor area
Kinross	Studio (double)	45m ²
Gibbston Valley Lodge	King room	65m ²
Gibbston House B&B	Apartment	96m ²
	Suite	48m ² and 75m ²
Judge and Jury Cottage	Chalet	30m ²
The Boathouse	Cottage	84m ²
Pagan Vines Vineyard	Chalet (2 bedroom)	85m ²
Camp Glenorchy	Double	40m ²
	Family	43m ²
	Dormitory (4 bed)	40m ²

Considering the information in the table, a conservative approach is to assume 40m² room sizes. With a floor area of 500m², that suggests 12 rooms. However, it is reasonable to assume there may be some common areas, such as a reception area or lounge area. As such, the final assumption is that approximately **10 rooms** could be provided for within 500m², and up to **20 overnight guests** (assuming double occupancy of rooms).