

Appendix A – Relief Sought

Appeal Point #	Provision (PDP decision version)	Reason for appeal	Relief sought
	Chapter 6 Landscapes		
#1	<p>Part 6.2 Values - Last paragraph: Delete.</p> <p>Landscapes have been categorised into three classifications within the Rural Zone. These are Outstanding Natural Landscapes (ONL) and Outstanding Natural Features (ONF), where their use, development and protection are a matter of national importance under Section 6 of the RMA. The Rural Landscapes Classification (RLC) makes up the remaining Rural Zoned land and has varying types of landscape character and amenity values. Specific policy and assessment matters are provided to manage the potential effects of subdivision and development in these locations.</p> <p>Insert in Section 6.3</p> <p><u>Policy 6.3.3.A</u> <u>Provide a separate regulatory regime for the Wakatipu Basin Rural Amenity Zones, within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this chapter related to those categories do not apply.</u></p> <p><u>6.3.3B Classify the Open Space and Recreation zoned land located outside the Urban Growth Boundary as Outstanding Natural Landscape, Outstanding Natural Feature or Rural</u></p>	<p>Oppose in part</p> <p>The relationship between the provisions of Chapter 6 and Chapter 3 and the lower order chapters has been the subject of discussion at the Environment Court hearings for Topic 1 (Strategic Directions) and Topic 2 (Landscapes), as part of Stage 1 of the District Plan Review. There is discrepancy between the two higher order chapters - for example, the Chapter 3 Strategic Objectives relating to rural landscapes do not reflect the same carve outs that are provided for in Chapter 6 (in relation to the application of the Landscape Classifications and associated policies to various rural and non-rural zones).</p> <p>Removal of the description of the Landscape Classifications contained within 6.2, the removal of rules 6.4.1.2 and 6.4.1.3, and the addition of Policies 6.3.3A and 6.3.3B is opposed, to the</p>	<p>Clarify how the policies established to manage the various landscapes of the District relate to the other chapters of the PDP, including to the Strategic Directions (Chapter 3), and the lower order chapters relating to the zones where landscapes are a relevant issue.</p> <p>Further consequential amendments may be required to the policies of Chapter 6 as decided in Stage 1.</p>

	<p><u>Character Landscape, and provide a separate regulatory framework for the Open Space and Recreation Zones within which the remaining policies of this chapter do not apply.</u></p> <p>Part 6.4 Rules - Delete:</p> <p>6.4.1.2 The landscape categories apply only to the Rural Zone. The Landscape Chapter and Strategic Direction Chapter's objectives and policies are relevant and applicable in all zones where landscape values are at issue.</p> <p>6.4.1.3 The landscape categories assessment matters do not apply to the following within the Rural Zones:</p> <p>a. Ski Area Activities within the Ski Area Sub-Zones.</p> <p>b. The area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan maps.</p> <p>c. The Gibbston Character Zone.</p> <p>d. The Rural Lifestyle Zone.</p> <p>e. The Rural Residential Zone.</p>	<p>extent that these amendments create the uncertainty that the Landscape Classifications and associated provisions may apply to development located outside of the Rural Zone, i.e. within the WBRAZ, or to subzones of the Rural Zone such as the Ski Area Sub-Zones.</p> <p>Collectively the explanatory text and Rules 6.4.1.2 and 6.4.1.3 are important as they clarify the relationship between the Landscape Classifications and the various rural zones and non-rural zones, and specify the carve outs that apply.</p> <p>However, the purpose of 6.2 is to set out the 'values' of the rural landscape resource and this is possibly not the right place to address the interpretation and application of the policies of Chapter 6.</p>	
Visitor Accommodation Variation			
#2	<p>Definition of Visitor Accommodation'</p> <p><i>Means the use of land or buildings to provide accommodation for paying guests where the length of stay for any guest is less than 90 nights; and</i></p> <p><i>i. Includes camping grounds, motor parks, hotels, motels, backpackers' accommodation, bunkhouses, tourist houses, lodges, timeshares,</i></p>	<p>Oppose</p> <p>Within some of zones where new rules relating to Residential Visitor Accommodation (RVA) and Homestays apply, the new rules relating to these activities are not supported by a framework of related objectives or</p>	<p>Amend the definition of Visitor Accommodation so that where an RVA or Homestay activity fails to comply with all applicable standards in the relevant chapter, the activity is included within the definition of Visitor Accommodation, rather than Residential Visitor Accommodation or</p>

	<p><i>and managed apartments and</i></p> <p><i>ii. Includes services or facilities that are directly associated with, and ancillary to, the visitor accommodation, such as food preparation, dining and sanitary facilities, conference, bar, recreational facilities and others of a similar nature if such facilities are associated with the visitor accommodation activity. The primary role of these facilities is to service the overnight guests of the accommodation however they can be used by persons not staying overnight on the site.</i></p> <p><i>iii. Includes onsite staff accommodation.</i></p> <p><i>iv. Excludes Residential Visitor Accommodation and Homestays.</i></p>	<p>policies.</p> <p>This situation has come about because the definition of Visitor Accommodation now excludes RVA and Homestays. Any objectives or policies relating to Visitor Accommodation therefore do not apply to any rules relating to RVA or Homestays. This situation creates a policy lacuna and therefore undermines the effectiveness of the regime.</p> <p>For these reasons it is considered that the decision is inappropriate and fails to address the valid concerns raised in submissions and evidence.</p>	<p>Homestay, so that the relevant Visitor Accommodation objectives and policies apply.</p>
<p>#3</p>	<p>Chapter 21 Rural</p> <p>21.9 Rules – Standards for Commercial Activities</p> <p>21.9.5 Residential Visitor Accommodation</p> <p>21.9.6 Homestays</p>	<p>Oppose</p> <p>It is considered that RVA and homestay activities can be provided for in the Rural Zone without the requirement for standards limiting frequency, duration and scale of the activities. For the following reasons:</p> <ul style="list-style-type: none"> • The proposed standards are not effects based; • The Rural Zone is capacity of internalising effects which may result from RVA and homestay activities; • Enabling RVA and homestay activities provides for the social, cultural and economic benefit of residents and 	<p>Delete Standards 21.9.5 and 21.9.6 which impose restrictions on residential visitor accommodation and homestays in the Rural Zone, so that RVA and homestay activities are permitted in the Rural Zone without limitation.</p>

		visitors, and does not adversely affect the affordable housing stock.	
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