

46 Rural Visitor Zone

KEY

Red underline and strike through text are recommended amendments made in the section 42A report, 18/03/02

Highlight underline and highlight strike through text are recommended amendments Brett Giddens – Gibbston Valley Station

46.1 Purpose

The Rural Visitor Zone provides for visitor industry activities to occur at a limited scale and intensity in generally remote locations, including within Outstanding Natural Landscapes, at a limited scale and intensity that have been identified as being able to absorb the effects of development without compromising the landscape values of the District. The Zone is not anticipated to be located on Outstanding Natural Features, where each particular Zone can accommodate the adverse effects of land use and development. By providing for visitor industry activities, 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 effects of land use and development on landscape will be location, directing sensitive and sympathetic development to where the landscape can accommodate change. This method is implemented firstly through limiting the extent of the zone itself to areas of predominantly lower landscape sensitivity, and then through the identification of any areas of higher landscape sensitivity within zoned areas where protection of landscape values is a priority, and the adverse effects on landscape values from land use and development will be cumulatively minor. The nature and 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 and are integrated into the landscape. Through these two methods, the planning framework requires the protection of the landscape values of Outstanding Natural Landscapes, and the maintenance of landscape character and the maintenance or enhancement of visual amenity values of Rural Character Landscapes.

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 exception being for onsite staff accommodation ancillary to commercial recreation and visitor accommodation activities.~~

Development within the Gibbston Valley Rural Visitor Zone will be undertaken in general accordance with a Structure Plan. The purpose of this Structure Plan is to guide future land use development by defining primary development areas and open space, while at the same time protecting and enhancing key features on the site. The Structure Plan is contained in provision 46.7 of the Plan. Objectives, policies, and rules specific to the Zone and Structure Plan is contained in this section of the plan.

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 locations are provided for through a Rural Visitor Zone located only in areas of landscape sensitivity that: maintain or enhance

Commented [EG1]: 31014.5 Heron Investments Ltd: amend Ch46 to delete reference to RVZ being only within ONLs.
31021.3 Corbridge Estates Limited Partnership: extend RVZ beyond ONLs and provide for residential within RVZ.

31030.1, .3, .4 Byrch: write purpose more clearly, restrict the extent of the zone, provide clear guidelines on which areas are suitable for the zone.

31035.5 Barnhill Corporate Trustee Ltd + others: amend purpose to extend RVZ beyond ONLs.

31053.4 Blennerhassett: amend provisions of Ch46 to extend RVZ beyond ONLs.

Commented [EG2]: 31014.5 Heron Investments Ltd: amend Ch46 to delete reference to RVZ being only within ONLs.
31021.3, .4 Corbridge Estates Limited Partnership: extend RVZ beyond ONLs.

31030.3, .4 Byrch: restrict the extent of the zone, provide clear guidelines on which areas are suitable for the zone.

31035.6 Barnhill Corporate Trustee Ltd + others: amend 46.2.1 to extend RVZ beyond ONLs.

31053.4 Blennerhassett: amend provisions of Ch46 to extend RVZ beyond ONLs.

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- 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 Character Landscapes.**

Policies

46.2.1.a **Areas identified as a Rural Visitor Zone shall be generally remote in location, reasonably difficult to see from public places, and largely comprised of areas of lower landscape sensitivity, with any areas of Moderate – High and High Landscape Sensitivity specifically identified.**

46.2.1.1 Provide for innovative and appropriately located and designed visitor accommodation, including ancillary commercial activities and onsite staff accommodation, recreation and commercial recreation activities where the landscape values of the District’s Outstanding Natural Landscapes **are protected, and the landscape character of Rural Character Landscapes is maintained and the visual amenity values of Rural Character Landscapes are will be maintained or enhanced.**

46.2.1.2 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.

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

46.2.1.4 Recognise the **generally** 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.

46.2.1.5 Ensure that the group size, nature and scale of commercial recreation activities do not degrade the level of amenity in the surrounding environment.

46.2.1.6 Ensure that any land use or development not otherwise anticipated in the Zone, protects **the landscape values of the District’s Outstanding Natural Landscapes, and maintains the landscape character, or maintains or enhances the visual amenity values of Rural Character Landscapes, or and enhances landscape values and** nature conservation values.

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

46.2.2 Objective – Buildings and development that have a visitor industry related use are enabled where 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 Character Landscapes are maintained or enhanced.**

Policies

46.2.2.1 **Protect the landscape values of the Zone and the surrounding rural landscapes Rural Zone Outstanding Natural Landscapes by:**

Commented [EG3]: 31014.5 Heron Investments Ltd: amend Ch46 to delete reference to RVZ being only within ONLs. 31030.3 & .4 Byrch: restrict the extent of the zone and provide clear guidelines on which areas are suitable for the zone. 31053.4 Blennerhassett: amend provisions of Ch46 to extend RVZ beyond ONLs.

Commented [EG4]: 31014.5 Heron Investments Ltd: amend Ch46 to delete reference to RVZ being only within ONLs. 31021.5 Corbridge Estates Limited Partnership: extend RVZ beyond ONLs. 31035.7 Barnhill Corporate Trustee Ltd + others: amend 46.2.1.1 to extend RVZ beyond ONLs. 31053.4 Blennerhassett: amend provisions of Ch46 to extend RVZ beyond ONLs.

Commented [EG5]: 31014.5 Heron Investments Ltd: amend Ch46 to delete reference to RVZ being only within ONLs. 31021.5 Corbridge Estates Limited Partnership: extend RVZ beyond ONLs. 31053.4 Blennerhassett: amend provisions of Ch46 to extend RVZ beyond ONLs.

Commented [EG6]: 31014.5 Heron Investments Ltd: amend Ch46 to delete reference to RVZ being only within ONLs. 31021.10 Corbridge Estates Limited Partnership: extend RVZ beyond ONLs. 31053.4 Blennerhassett: amend provisions of Ch46 to extend RVZ beyond ONLs.

Commented [EG7]: 31014.5 Heron Investments Ltd: amend Ch46 to delete reference to RVZ being only within ONLs. 31021.14 Corbridge Estates Limited Partnership: extend RVZ beyond ONLs. 31053.4 Blennerhassett: amend provisions of Ch46 to extend RVZ beyond ONLs.

Commented [EG8]: 31014.5 Heron Investments Ltd: amend Ch46 to delete reference to RVZ being only within ONLs. 31021.15 Corbridge Estates Limited Partnership: extend RVZ beyond ONLs. 31035.8 Barnhill Corporate Trustee Ltd + others: amend 46.2.2.1 to extend RVZ beyond ONLs. 31053.4 Blennerhassett: amend provisions of Ch46 to extend RVZ beyond ONLs.

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- 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;
- 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 landscape character of Rural Character Landscapes is maintained and visual amenity values of Rural Character Landscapes 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 protect, maintain or enhance the landscape character and visual amenity values of the Rural Visitor Zone and surrounding rural landscapes Outstanding Natural Landscapes 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 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.

46.2.2.4 Ensure that exterior lighting is kept to a minimum practicable and that the location and direction of lights does not cause excessive glare and avoids unnecessary degradation of views of the night sky and of landscape character, including of the sense of remoteness where it is an important part of that character.

46.2.2.5 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.

46.2.2.6 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.

Commented [EG9]: 31014.5 Heron Investments Ltd: amend Ch46 to delete reference to RVZ being only within ONLs.
31021.16 Corbridge Estates Limited Partnership: extend RVZ beyond ONLs.
31035.9 Barnhill Corporate Trustee Ltd + others: amend 46.2.2.2 to extend RVZ beyond ONLs.
31053.4 Blennerhassett: amend provisions of Ch46 to extend RVZ beyond ONLs.

Commented [EG10]: 31014.5 Heron Investments Ltd: amend Ch46 to delete reference to RVZ being only within ONLs.
31053.4 Blennerhassett: amend provisions of Ch46 to extend RVZ beyond ONLs.

46.2.3 Objective - Require buildings and development to be located in general accordance with a Structure Plan so as to provide for buildings and development in appropriate locations within the Zone and avoid buildings in High Landscape Sensitivity Areas.

46.2.3.1 Encourage a range of activities in appropriate locations within the Zone that support visitor accommodation, commercial recreation, and ancillary commercial activities and staff accommodation within the Zone.

46.2.3.2 Provide for on site staff accommodation that is ancillary to visitor accommodation activity.

46.2.3.3 Recognise for roading and infrastructure to be of a rural standard, character and appearance, and provide solutions for roading and infrastructure that recognises the remoteness of the location and avoids urban forms, such as curb and channelling and street lighting, without the need for strict adherence to the Council's urban guidelines for subdivision and development.

46.2.3.4 Ensure that development can be appropriately serviced, recognising the remote location of the Zone and the practical considerations of providing services, through:

a. the provision of adequate wastewater treatment and disposal respect to the land use;

b. stormwater disposal;

c. potable water (including storage to maximise its distribution in the development); and

d. provision of water for fire fighting purposes, including any practical alternatives given the remoteness of the Zone.

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	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	

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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.

[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.

[46.3.3.X](#) [New Zealand Electrical Code of Practice for Electrical Safe Distances \(“NZECP34:2001”\)](#)

Commented [EG11]: 31020.8 Aurora

[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 \[www.auroraenergy.co.nz\]\(http://www.auroraenergy.co.nz\) or contact Aurora for advice.](#)

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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>The construction, relocation or exterior alteration of buildings (other than identified in Rules 46.4.7 to 46.4.11)</p> <p>Control is reserved to:</p> <ul style="list-style-type: none"> a. The compatibility with landscape character and visual amenity values; of the building density, design and location with landscape, cultural and heritage, and visual amenity values; b. Landform modification, landscaping and planting; c. Lighting; d. Infrastructural servicing, including any practical constraints that would lead to alternative solutions; including water supply, fire fighting, stormwater and wastewater; e. Natural Hazards; and f. Heritage values; g. The location of car parking; Design and location of related carparking; x. 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. 	C
46.4.7	<p>Farm building</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. The relationship of the proposed farm building to farming activity; b. Landform modification, landscaping and planting; c. Lighting; d. Servicing including water supply, fire-fighting, stormwater and wastewater; and e. Natural Hazards. x. 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. 	RD

Commented [EG12]: Re-zoning submissions: 31012, 31013, 31014, 31015, 31016, 31021, 31022, 31033, 31035, 31037, 31039, 31043, 31045, 31053

Commented [EG13]: 31011.8 HNZ

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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	The construction, relocation or exterior alteration of buildings within an area identified on the District Plan maps as a Moderate – High Landscape Sensitivity Area	D
46.4.11	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	Building Height 46.5.1.1: The maximum height of buildings shall be 6m. 46.5.1.2: Within the Water Transport Infrastructure overlay identified on the District Plan maps the maximum height of buildings shall be 4m.	NC NC
	46.5.1.3: Within the Gibbston Valley Visitor Zone, the maximum height of buildings shall be 7m.	NC

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	Table 46.5 – Standards	Non-compliance status
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 In the <x, y and z Rural Visitor Zones> the total maximum ground floor area across the zoned area, excluding any areas identified as Moderate – High and High Landscape Sensitivity, shall be 500m².]</u></p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. <u>Effects on Landscape character;</u> b. Visual amenity values; and c. Nature, scale and external appearance; d. <u>density of development.</u>
46.5.3	<p>Glare</p> <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>NC</p>
46.5.4	<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

Commented [EG16]: Re-zoning submissions: 31012, 31013, 31014, 31015, 31016, 31021, 31022, 31033, 31035, 31037, 31039, 31043, 31045, 31053

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	Table 46.5 – Standards	Non-compliance status
		g. Effects on cultural values of manawhenua.
46.5.5	<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.
46.5.6	<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</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> 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.
46.5.7	<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>	<p>D</p>

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	Table 46.5 – Standards	Non-compliance status
46.5.8	<p><u>Building Material and Colours</u></p> <p><u>Any building 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>24.5.3.1 Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and</u></p> <p><u>24.5.3.2 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>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. <u>Landscape;</u></p> <p>b. <u>Heritage values</u></p> <p>c. <u>Visual amenity values; and</u></p> <p>c. <u>External appearance.</u></p>
46.5.9	<p><u>Residential Activity within Visitor Accommodation Buildings</u></p> <p><u>Within those visitor accommodation buildings within the Gibbston Valley Rural Visitor Zone, residential activity shall be limited to that undertaken by the owners of the units for not more than 180 nights per year per unit.</u></p>	NC
46.5.10	<p><u>Roading</u></p> <p><u>(a) All roading and car parking shall be gravel or chip seal with swale edging;</u></p> <p><u>(b) Kerb and channel is not permitted; and</u></p> <p><u>(c) Carriageway width shall be kept to a minimum standard in order to retain rural amenity.</u></p>	D
46.5.11	<p><u>Structure Plan – Gibbston Valley Rural Visitor Zone</u></p> <p><u>(a) Development shall be located in general accordance with the Structure Plan.</u></p>	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:

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- 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.
 - ~~x. Rule 46.4.6 The construction, relocation or exterior alteration of buildings (other than identified in Rules 46.4.7 to 46.4.11)~~
 - ~~x. Rule 46.4.7 Farm Building~~
- 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.

Commented [EG17]: 31020.6 Aurora

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46.7 Structure Plan – Gibbston Valley Rural Visitor Zone

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)

25.5.5	Queenstown Town Centre Zone	500m ³
	Wanaka Town Centre Zone	
	Local Shopping Centre Zone	
	Business Mixed Use Zone	
	Airport Zone (Queenstown)	
	Millbrook Resort Zone	
	<u>Rural Visitor Zone</u>	

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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 inserting the following into Section 27.3 Location – Specific objectives and policies:

Gibbston Valley Rural Visitor Zone

27.3.14 Objective – Subdivision that provides for visitor accommodation, ancillary commercial activities, commercial recreation, recreation activities, and staff accommodation, to provide for buildings and development in appropriate locations within the Zone, and avoid subdivision and development in High Landscape Sensitivity Areas.

Policies

27.3.14.1 Enable subdivision that provides for development in general accordance with the Structure Plan for the Gibbston Valley Rural Visitor Zone located in Section 46.7

27.2.14.2 Provide for a rural standard of roading and infrastructure that is commensurate with the site context, land uses and responds appropriately to the remoteness of the locality through design responses.

Amend Chapter 27 by amending Rule 27.5.9 as follows:

27.5.11	All subdivision activities in the <u>Rural Visitor Zone</u> , Rural and Gibbston Character Zones and Airport Zone - Wanaka, unless otherwise provided for.	D
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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

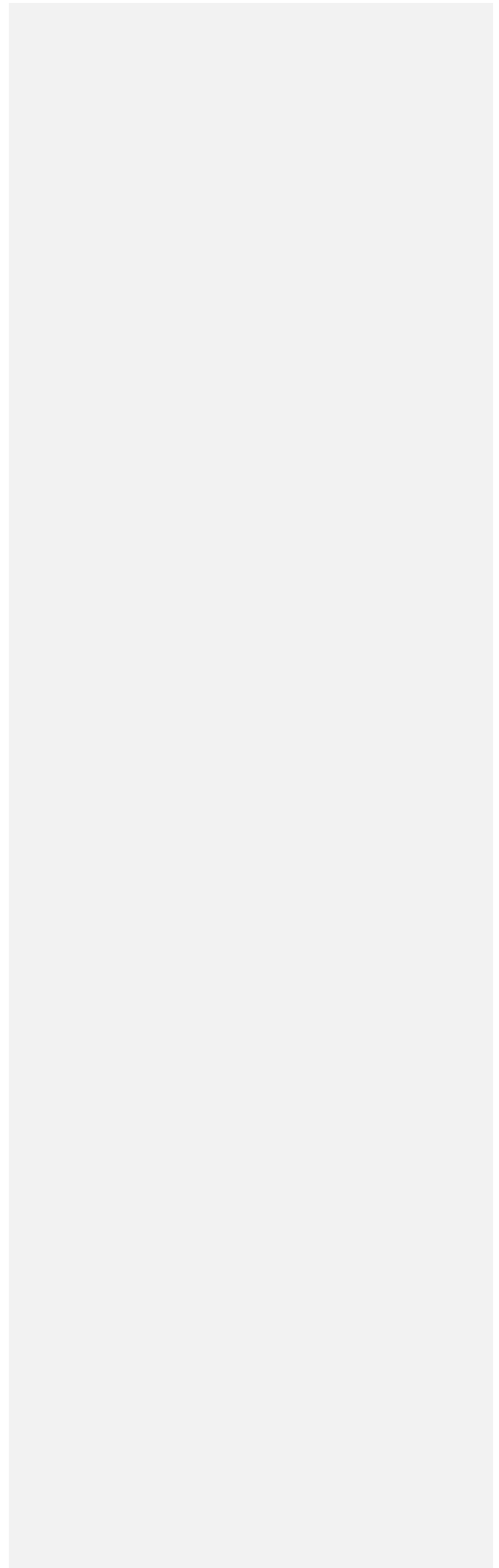
The rules relating to signs in this table are additional to those in Table 31.4 and are subject to the standards in Table 31.15. If there is a conflict between the rules in Table 31.4 and the rules in this table, the rules in this table apply.

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	Signs for commercial activities and community activities Control is reserved to the matters set out in Rule 31.17.	C	C	C
31.14.2	Identification of a signage platform for a commercial activity or community activity Control is reserved to the matters set out in Rule 31.17.	C	C	C
31.14.3	Signs for visitor accommodation Control is reserved to the matters set out in Rule 31.17.	D	D	C
31.14.4	Signs not associated with commercial activities, community activities or visitor accommodation	P	P	P

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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.

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